

LOT 87
CONCOURSE CROSSING PHASE 2
OR 2583/198

KYNE JOHN T & EDEN C
95201 LOCK ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0087-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4095.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,393	100
FGR	460	55
FOP	120	30
FOP	240	30
TOTALS	3,213	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,754	106.5600	111.89	308,145	2023	2023	0	0	0	0.50	99.50
1 SINGLE FAM 100% - 2026				Heated Area: 2393				HX Base Yr 2026				
The diagram shows a floor plan with three main areas labeled in blue: FOP 2024, BAS 2024, and FGR 2024. The overall layout is a large rectangle with a smaller rectangle attached to the bottom left. The top rectangle (FOP 2024) has a width of 24 and a height of 10. The middle rectangle (BAS 2024) has a width of 24 and a height of 52. The bottom rectangle (FGR 2024) has a width of 20 and a height of 23. The bottom right corner of the FGR 2024 area is a smaller rectangle with a width of 6 and a height of 6. The overall width of the layout is 24, and the overall height is 75. The dimensions are labeled as follows: Top rectangle: 24 (width), 10 (height). Middle rectangle: 24 (width), 52 (height). Bottom rectangle: 20 (width), 23 (height). Bottom right corner: 6 (width), 6 (height). The overall width is 24, and the overall height is 75. The label 'FOP 2024' is in the top rectangle, 'BAS 2024' is in the middle rectangle, and 'FGR 2024' is in the bottom rectangle.												