

LOT 90
CONCOURSE CROSSING PHASE 2
OR 2583/198

WIRLEY ERIN MARIE & RYAN DAVID
95225 LOCK ST
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0090-0000



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		5 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	2025	1,817	187,151
FGR	493	55	2025	271	27,913
FOP	128	30	2025	38	3,914
FOP	146	30	2025	44	4,532
FUS	1,416	100	2025	1,416	145,848
STR	74	10	2025	7	721
TOTALS		4 074		3 593	370 079

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,593	98.1000	103.00	370,079	2024	2024	0	0	0	0.00100.00
1 SINGLE FAM 100% - 2025						Heated Area: 3233		HX Base Yr 2025			
BLD DATE					LGL DATE			01/23/2025			