

LOT 102
CONCOURSE CROSSING PHASE 2
OR 2583/198

SCHMIDT MELISSA & WILLIAM
95034 ROCKY PL
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0330-0102-0000



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 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3.5 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	2025	1,817	187,841
FGR	493	55	2025	271	28,016
FOP	146	30	2025	44	4,549
FOP	224	30	2026	67	6,926
FUS	1,416	100	2025	1,416	146,386
STR	84	10	2025	8	827
TOTALS	4,180			3,623	374,546

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,623	98.4600	103.38	374,546	2024	2024	0	0	0	0.00100.00
1 SINGLE FAM 100% - 2025 Heated Area: 3233 HX Base Yr 2025											
FOP 2026 BAS 2025 FUS 2025 STR 2025 FGR 2025 FOP 2025											