

LOT 111
BARNWELL MANOR PHASE 2
OR 2362/1884

MEEUWSEN WALTER & NATALIE JO L/E/
94226 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0111-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4088.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	313,099
FGR	800	55	440	56,345
FOP	168	30	50	6,403
FOP	206	30	62	7,939
PTO	360	5	18	2,305
TOTALS	3,979		3,015	386,090

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,015	102.9572	128.70	388,030	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022						Heated Area: 2445		HX Base Yr 2022			
The diagram shows a property lot with several labeled areas and dimensions: PTO 2021: A small rectangular area at the top left with a width of 30 and a height of 12. FOP 2021: A small rectangular area below PTO 2021 with a width of 21 and a height of 8. BAS 2021: A large rectangular area in the center with a width of 58 and a height of 45. FGR 2021: A rectangular area at the bottom right with a width of 31 and a height of 29. Other dimensions and labels include: - Top boundary: 30 - Left boundary: 12, 8, 58 - Right boundary: 12, 20, 45, 29, 20 - Bottom boundary: 21, 9, 9, 20 - Internal dimensions: 21, 9, 20, 15, 6, 5, 13, 9, 21											