

LOT 10
IN OR 2388/627
ROSEWOOD MEADOWS 2 PB 6/309

GIBBS RAY A & ROBINSON DEBORAH E/
95309 GREENBERRY RD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1876-0010-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 75			
Exterior Wall	31	HARDIE BRD 25			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
Interior Ceiling	NEW	N/A 0			
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		1 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC		4007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100	2025	2,389	385,011
FGR	542	55	2025	298	48,026
FOP	60	30	2025	18	2,901
FOP	307	30	2025	92	14,827
TOTALS	3,298			2,797	450,765

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	2,797	102.0000	161.16	450,765	2024	2024	0	0	0.00
1 SFR CUST - 100% - 2025						Heated Area: 2389		HX Base Yr 2025		
The floor plan diagram shows a building layout with three labeled areas: FOP 2025 (top left), BAS 2025 (center right), and FGR 2025 (bottom right). Dimensions are provided for various segments: 17, 32, 19, 13, 19, 5, 5.7, 9, 4, 36, 50, 9, 10, 8, 2, 5, 2, 19, 23, 24, 21, 17, 14, 6, 10, 6, 9.										
BLD DATE				LGL DATE				05/09/2025		
XF DATE				LAND DATE				MLU		