

JOHNSON STEPHEN GREGG & BROOKE
95079 FLETCHER ROAD
FERNANDINA BEACH, FL 32034

44-2N-28-5130-0042-0000

Building Characteristics

Element	CD	Construction			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units	0	0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4006.00				
Area Type	Total Gross Area	Pct of Base	Year	Tot Adj Area	Subarea Market Value
BAS	2,046	100	2022	2,046	350,478
FOP	24	30	2022	7	1,199
FOP	133	30	2022	40	6,852
FSP	144	40	2022	58	9,935
FUS	544	100	2022	544	93,187
PTO	163	5	2022	8	1,370
STR	32	10	2022	3	513
TOTALS	3,086			2,706	463,536

Extra Features

L N	OB/XF CODE	Description	BLD CAP	L	W	Units	UT	Adj R	Adj Unit Price	Orig Cond	Year On	Year Actual	Q	% Cond	OB/XF MKT Value	Notes
1	0810	CONCRETE A	0 100	36	24	864.00	SF	6.50	6.50	100	2022	2022	3	99	5,560	
2	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	2022	2022	3	99	515	
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