

LOT 6
IN OR 1660/867
ROSEWOOD MEADOWS 2 PB 6/309

JOHNSON CHARLES A JR
95179 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1876-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 60			
Interior Floo	13	LVT/LAMNT 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
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	2,287	100	2007	2,287	337,087
FGR	484	55	2007	266	39,206
FSP	328	40	2018	131	19,308
TOTALS	3,099			2,684	395,602

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,684	116.5248	161.97	434,727	2007	2007	0	0	0	9.00	91.00
1 SNGL FAM		100% - 2011		Heated Area: 2287				HX Base Yr 2011				
The diagram shows a building footprint with three distinct areas labeled in blue: BAS 2007 (a large central rectangle), FGR 2007 (a smaller rectangle at the bottom left), and FSP 2018 (a rectangle at the top right). The perimeter and internal divisions are marked with numbers: 36, 21, 22, 10, 2, 11, 24, 4, 12, 4, 7, 4, 16, 4, 7, 35, 13, 4, 9, 31, 15, 5, 16, 34, and 8.												