

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

2026

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	11	CLAY TILE 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	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	2,389	100	2025	2,389	391,788
FGR	542	55	2025	298	48,871
FOP	60	30	2025	18	2,952
FOP	307	30	2025	92	15,088
TOTALS	3,298			2,797	458,698

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,797	118.6500	164.92	461,281	2024	2024	0	0	0.56	99.44
1 SNGL FAM 100% - 2026 Heated Area: 2389 HX Base Yr											
The floor plan diagram illustrates a building layout with three distinct areas labeled in blue: FOP 2025, BAS 2025, and FGR 2025. The layout is defined by a series of connected line segments with numerical dimensions. The FOP 2025 area is located in the upper left, BAS 2025 is in the upper right, and FGR 2025 is in the lower right. The overall dimensions of the building are 50 units wide and 36 units high. The FOP 2025 area has a width of 17 units and a height of 13 units. The BAS 2025 area has a width of 32 units and a height of 19 units. The FGR 2025 area has a width of 24 units and a height of 21 units. The diagram also shows various internal dimensions and offsets, such as 1.7, 1.3, 1.9, 5, 5.7, 9, 4, 10, 8, 2, 5, 2, 10, 6, 10, 14, 17, 23, and 24.											
BLD DATE						LGL DATE		05/09/2025			
YE DATE						LAND DATE		ML			