

BLOCK 4 LOT 1
IN OR 1825/977
ROSEWOOD MEADOWS #1 PB 5/314

EVANS WILLIAM P JR & JENNIFER L
95025 GREENBERRY RD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1875-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	166,686
FGR	400	55	220	25,255
FOP	36	30	11	1,263
FOP	60	30	18	2,066
FSP	320	40	128	14,694
TOTALS	2,268		1,829	209,965

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992
2	0812	CONCRETE C	0 100	0	0	2,067.00	SF	4.00	4.00	100	1992
3	0911	SCRN RM A	0 100	0	0	88.00	SF	17.50	17.50	100	1999
4	0510	GARAGE WD-	0 100	21	31	651.00	SF	17.50	17.50	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,829	113.4000	134.66	246,293	1992	1992	0	0	0	14.75	85.25	
1 SNGL FAM - 100% - 2013 Heated Area: 1452 HX Base Yr 2013													
95025 GREENBERRY RD, FERNANDINA BEACH													

TOTAL OB/XF											
12,001											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			209,965
TOTAL MARKET OB/XF VALUE			12,001
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			306,966
SOH/AGL Deduction			181,746
ASSESSED VALUE			125,220
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			75,220
TOTAL JUST VALUE			306,966
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209316	GARAGE	20,658	02/01/2002
9906200	ADDITION	11,395	06/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1825/0977	11/16/2012	WD	Q	I	01	95,000	
GRANTOR: BOSEK KEVIN JON							
GRANTEE: EVANS WILLIAM P JR							
0673/0598	1/06/1993	WD	Q	I		75,700	
GRANTOR: WILLIAMS & GRIFFIS							
GRANTEE: BOSEK KEVIN JON							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W32 N7 FOP=[YR=1999] N5 W12 S5 E12\$ W12 S40 E12 FOP=[YR=1993] S2 E6 N6 W6 S4\$ N4 E6 S4 E6 FGR=[YR=1993] S17 E20 N20 W20 S3\$ N3 E20 N30\$ FSP=[YR=2002] N10 W32 S10 E32 \$.											