

LOT 2
IN OR 1626/1875
ROSEWOOD MEADOWS 2 PB 6/309

FERRO GERARD K & JANICE M
95069 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1876-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05
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	1,791	100	1,791	214,288
FGR	621	55	342	40,919
FOP	45	30	14	1,675
FOP	261	30	78	9,332

TOTALS	2,718		2,225	266,214
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,645.00	SF	4.00
2	1128	BRICK 12"	0	100	7	3	21.00	SF	14.00
3	1128	BRICK 12"	0	100	7	3	21.00	SF	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	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	2,225	117.5020	139.53	310,454	2003	2003	0	0	0	14.25	85.75	
1 SNGL FAM - 100% - 2010 Heated Area: 1791 HX Base Yr 2010													
95069 GREENBERRY RD, FERNANDINA BEACH													
BLD DATE 05/29/2015 KK LGL DATE 05/26/2023 MLU													
XF DATE INC DATE													
AG DATE													

TOTAL OB/XF													
6,091													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			266,214
TOTAL MARKET OB/XF VALUE			6,091
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			357,305
SOH/AGL Deduction			208,985
ASSESSED VALUE			148,320
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			98,320
TOTAL JUST VALUE			357,305
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1626/1875	6/24/2009	WD	Q	I	01	190,000	
GRANTOR: STANDLEY WILLIAM F &							
GRANTEE: FERRO GERARD K & JA							
1214/0613	3/10/2004	WD	Q	I		175,000	
GRANTOR: ARNETT PROPERTIES							
GRANTEE: STANDLEY WM F & BAR							

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

BUILDING DIMENSIONS									
BAS=[YR=2003] W26 FOP=[YR=2003] N9 W19 S9 E3 S6 E15 N6 E1 \$ W1 S6 W15 N6 W15 S33 E13 FOP=[YR=2003] S5 E9 N5 W9 \$ E21 FGR=[YR=2003] S27 E23 N27 W23 \$ E23 N33\$.									