LOT 8
ROSEWOOD MEADOWS 2 PB 6/309

BIEGLER TODD LEE & BRENDA SHELLEY SANDERSON L/E/
95253 GREENBERRY RD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1876-0008-0000

BUILDING CHARACTERISTICS

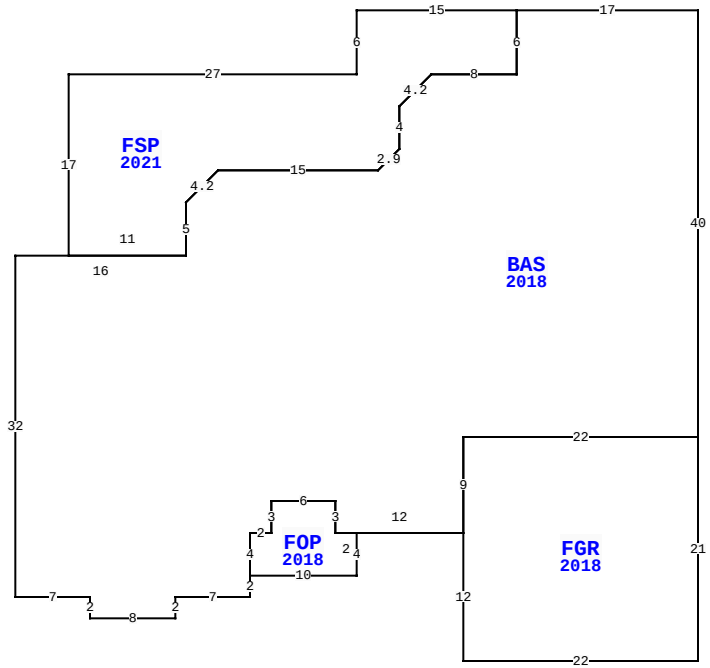
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,327	100	2,327	327,105
FGR	462	55	254	35,704
FOP	58	30	17	2,390
FSP	464	40	186	26,146
TOTALS	3,311		2,784	391,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,784	120.1728	142.71	397,305	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2327 HX Base Yr 2021



95253 GREENBERRY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		420,914
TOTAL MARKET OB/XF VALUE		70,185
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		576,099
SOH/AGL Deduction		141,013
ASSESSED VALUE		435,086
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		385,086
TOTAL JUST VALUE		576,099
NCON VALUE		89,944
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015146	ADDITION	36,264	10/11/2022
B2111897	SCRN ENCLSR	13,251	09/07/2021
B2110737	SWIM POOL	98,000	08/01/2021
C1807377	CO ISSUED	0	09/07/2018
B1707377	NEW CONSTR	298,574	08/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1099	5/31/2023	LE	U	I	11	100
GRANTOR: BIEGLER TODD LEE & BR						
GRANTEE: BIEGLER ROSS LEE						
2347/1607	3/11/2020	WD	Q	I	02	342,000
GRANTOR: GRIFFIS BUILDERS LLC						
GRANTEE: BIEGLER TODD LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2021] W15 S6 W27 S17 E11 N5 U3 R3 E15 U2 R2 N4 U3 R3 E8 N6$ S6 W8 D3 L3 S4 D2 L2 W15 D3 L3 S5 W16 S32 E7 S2 E8 N2 E7 N2 FOP=[YR=2018] E10 N4 W2 N3 W6 S3 W2 S4$ N4 E2 N3 E6 S3 E12 FGR=[YR=2018] S12 E22 N21 W22 S9$ N9 E22 N40$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	25	5	125.00	SF	10.00	10.00	100	2018	2018	3	98	1,225	
2	0855	CONC PAVER	0	100	0	0	876.00	SF	10.00	10.00	100	2018	2018	3	98	8,585	
3	0911	SCRN RM A	0	100	0	0	1,086.00	SF	17.50	17.50	100	2022	2022	3	100	19,005	
4	0861	POOL GUNIT	0	100	0	0	380.00	SF	85.00	85.00	100	2022	2022	3	100	32,300	
5	0855	CONC PAVER	0	100	0	0	707.00	SF	10.00	10.00	100	2022	2022	3	100	7,070	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 70,185

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

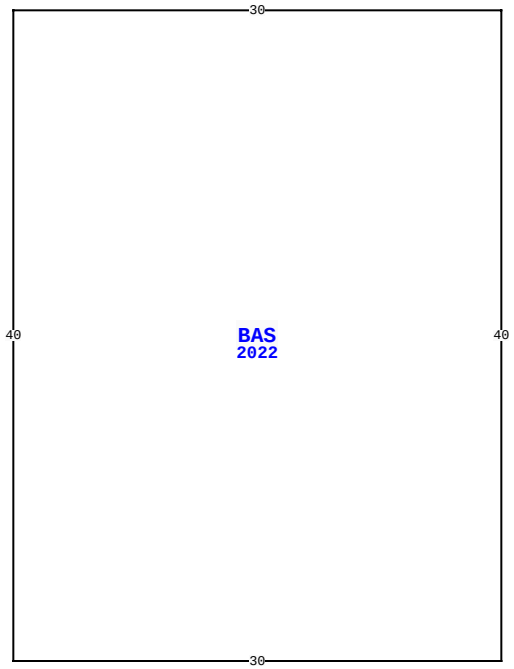
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	29,569
TOTALS	1,200		1,200	29,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	71.1260	24.89	29,868	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



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GRANTOR: GRIFFIS BUILDERS LLC						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30S40E30N40$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS