



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 11,160 TOTAL LAND VALUE - MARKET 85,000 TOTAL MARKET VALUE 96,160 SOH/AGL Deduction 0 ASSESSED VALUE 96,160 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 96,160 TOTAL JUST VALUE 96,160 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 67,110											
DOR CODE		0700 MISC RESIDENTIAL																													
MAP NUM		MKT AREA 04																													
NEIGHBORHOOD/LOC		4007.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/26/2023 MLU											
EXTRA FEATURES																				95280 GREENBERRY RD, FERNANDINA BEACH											
L N	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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	86	2004	2004	3	86	5,160															
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000															
TOTAL OB/XF																				11,160											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		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 12/30/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109070	DEMOLITION - FIRE	8,500	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/1497	8/12/2022	WD	Q	V	01	110,000
GRANTOR: SNOWDEN BARBARA J R R						
GRANTEE: BONANNO PAT						
2526/0638	1/03/2022	WD	Q	V	01	70,000
GRANTOR: THR FLORIDA LP						
GRANTEE: SNOWDEN BARBARA JES						

BUILDING NOTES

BUILDING DIMENSIONS