



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	12	HARDWOOD 100
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	2,399	100	2,399	272,316
FGR	636	55	350	39,729
FOP	54	30	16	1,817
FSP	285	40	114	12,940
TOTALS	3,374		2,879	326,802

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0		996.00	SF 5.20

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		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
0900	01	2,879	109.5570	130.10	374,558	2005	2005	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 2399 HX Base Yr 2022									
95019 ROSEWOOD LN, FERNANDINA BEACH									

TOTAL OB/XF									
4,506									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		326,802	
TOTAL MARKET OB/XF VALUE		4,506	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		416,308	
SOH/AGL Deduction		94,950	
ASSESSED VALUE		321,358	
TOTAL EXEMPTION VALUE		HX HB XM	
BASE TAXABLE VALUE		271,358	
TOTAL JUST VALUE		416,308	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13546	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2467/1460	5/18/2021	WD	Q	I	01
GRANTOR: CORREIA ROBERT LIVING					SALE PRICE
GRANTEE: ABRIL JORGE & JASMI					355,000
GRANTOR: CORREIA ROBERT P					
GRANTEE: CORREIA ROBERT P TR					

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

BUILDING DIMENSIONS									
BAS=[YR=2005] W27 FSP=[YR=2013] N10 W19 S15 E19 N5\$ S5 W19 N5 W12 S43 E13 FOP=[YR=2005] S6 E9 N6 W9 \$ E22 FGR=[YR=2005] S27 E4 S1 E15 N1 E4 N27 W23\$ E23 N43\$.									