

LOT 14
IN OR 2216/2
ROSEWOOD MEADOWS 2 PB 6/309

ARBAN WILLIAM H & TRACY
95047 ROSEWOOD LANE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1876-0014-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 60		
Interior Floor	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
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	2,442	100	2,442	354,743
FGR	698	55	384	55,783
FOP	179	30	54	7,844
FOP	230	30	69	10,023
FST	18	55	10	1,453
FUS	374	100	374	54,330
STR	48	10	5	727
TOTALS	3,989		3,338	484,902

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,338	126.1136	149.76	499,899	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2019 Heated Area: 2816 HX Base Yr 2019											
95047 ROSEWOOD LN, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			484,902
TOTAL MARKET OB/XF VALUE			53,643
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			623,545
SOH/AGL Deduction			254,967
ASSESSED VALUE			368,578
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			318,578
TOTAL JUST VALUE			623,545
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530856	CO ISSUED	0	02/23/2016
B1531440	SWIM POOL	0	11/17/2015
B1530856	NEW CONSTR	355,935	07/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2216/0002	7/27/2018	WD Q	Q	I	01
GRANTOR: OBERHAUS JEFFREY & TO					
GRANTEE: ARBAN WILLIAM H & T					
1960/0654	1/15/2015	WD Q	Q	V	02
GRANTOR: GRIFFIS DWIGHT & LOUI					
GRANTEE: OBERHAUS JEFFREY &					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2016] W15 FOP=[YR=2016] N6 W23 S10 E23 N4\$ S4 W23 N4 W18 S39 FGR=[YR=2016] W10 S21 E10 S2 E22 N4 FOP=[YR=2016] E21 N9 W1 N3 W6 S5 W14 S7\$ N19 W16FST=[YR=2016] S3 W6 N3 E6\$ S3 W6 N3\$ E22 S12 E14N5 E6 S3 E14 N49\$ PTR= E25 FUS=[YR=2016] E2 N9 E6 STR=[YR=2016] N5 E4 S12 W4 N7\$ S7 E6 S24 W14 N22\$ W25\$.											

EXTRA FEATURES							95047 ROSEWOOD LN, FERNANDINA BEACH					XDATE INC DATE		LAND/BYTE AG DATE		05/20/2020	RE
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	0812	CONCRETE C	0	100	0	0	1,268.00	SF	4.00	4.00	100	2016	2016	3	97	4,920	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2016	2016	3	97	530	
3	0476	VF 6 SBPL	0	100	0	0	444.00	LF	32.00	32.00	100	2016	2016	3	92	13,071	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2016	2016	3	92	828	
5	0855	CONC PAVER	0	100	18	6	108.00	SF	10.00	10.00	100	2016	2016	3	97	1,048	
6	0861	POOL GUNIT	0	100	25	15	375.00	SF	85.00	85.00	100	2016	2016	3	84	26,775	
7	0855	CONC PAVER	0	100	0	0	465.00	SF	10.00	10.00	100	2016	2016	3	97	4,511	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	