

LOT 15 & PT OF SEC 31-2N-28
IN OR 2649/457
ROSEWOOD MEADOWS 2 PB 6/309

LUEDTKE LAURENCE LEO LIVING TRUST/LUEDTKE LAURENCE
95093 ROSEWOOD LANE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1876-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	4007.00
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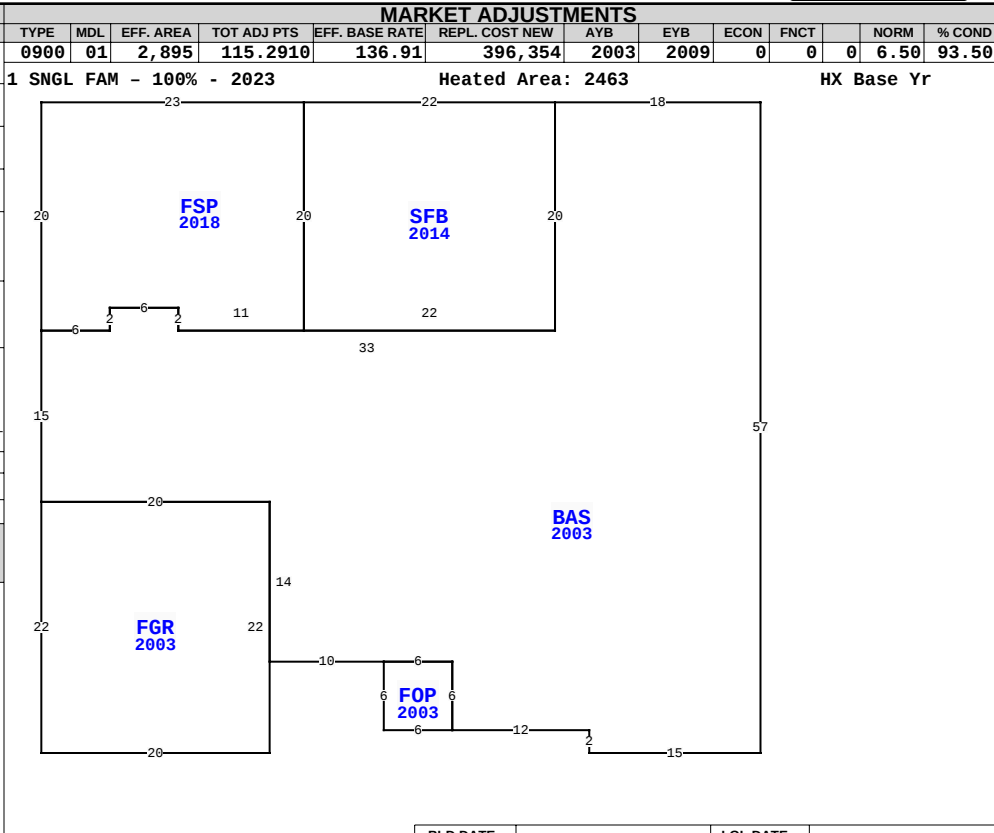
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,111	100	2,111	270,231
FGR	440	55	242	30,978
FOP	36	30	11	1,408
FSP	448	40	179	22,914
SFB	440	80	352	45,060

TOTALS	3,475		2,895	370,591
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0812	CONCRETE C	0 100	0	0	3,450.00	SF	4.00	4.00	100	2003
3	0471	VINYL FNC	0 100	0	0	27.00	LF	32.00	32.00	100	2003
4	0351	CARPORT MT	0 100	24	40	960.00	SF	20.00	20.00	100	2005
5	0855	CONC PAVER	0 100	0	0	700.00	SF	10.00	10.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	
2	000100	C	SFR	100			0.00	0.00	0.25	LT	

REVIEW DATE	02/23/2022	BY	KW
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95093 ROSEWOOD LN, FERNANDINA BEACH

95093 ROSEWOOD LN, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080		
3,450.00	SF	4.00	4.00	100	2003	2003	3	84	11,592		
27.00	LF	32.00	32.00	100	2003	2003	3	64	553		
960.00	SF	20.00	20.00	100	2005	2005	3	27	5,184		
700.00	SF	10.00	10.00	100	2014	2014	3	95	6,650		

TOTAL OB/XF												27,059	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	85,000.00	106,250.00	1		
	0.00	0.00	0.25	LT		1.00	1.00	0.25	85,000.00	21,250.00			

Market: 0

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											370,591
TOTAL MARKET OB/XF VALUE											27,059
TOTAL LAND VALUE - MARKET											111,562
TOTAL MARKET VALUE											509,212
SOH/AGL Deduction											0
ASSESSED VALUE											509,212
TOTAL EXEMPTION VALUE											13
BASE TAXABLE VALUE											0
TOTAL JUST VALUE											509,212
NCON VALUE											0
INCOME VALUE											0
PREVIOUS YEAR MKT VALUE											372,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1902895	H/AC	0	03/25/2019
B1327971	SCRNRM	34,974	11/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2649/457	6/12/2023	QC	U	I	11	100	
GRANTOR: LUEDTKE LAURENCE							
GRANTEE: LUEDTKE LAURENCE LE							
2569/1218	6/08/2022	WD	U	I	11	100	
GRANTOR: GRIFFIS DWIGHT G & CY							
GRANTEE: LUEDTKE LAURENCE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W18 SFB=[YR=2014] W22 FSP=[YR=2018] W23 S20 E6 N2 E6 S2 E11 N20\$ S20 E22 N20\$ S20 W33 N2 W6 S2 W6 S15 FGR=[YR=2003] S22 E20 N22 W20\$ E20 S14 E10 FOP=[YR=2003] S6 E6 N6 W6\$ E6 S6 E12 S2 E15 N57\$.											