LOT 20 IN OR 1160/381
ROSEWOOD MEADOWS 2 PB 6/309

CASTOR JAMES L & THERESA M
PO BOX 15186
FERNANDINA BEACH, FL 32035-3103

2023

31-2N-28-1876-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

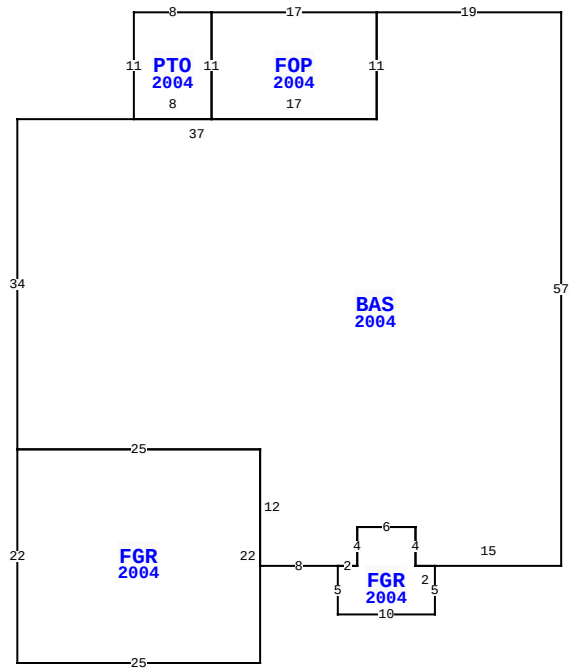
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,461	100	2,461	287,255
FGR	74	55	41	4,786
FGR	550	55	302	35,250
FOP	187	30	56	6,537
PTO	88	5	4	467
TOTALS	3,360		2,864	334,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,864	113.6366	134.94	386,468	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2005 Heated Area: 2461 HX Base Yr 2005



95042 BLOOMFIELD CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,295
TOTAL MARKET OB/XF VALUE		9,080
TOTAL LAND VALUE - MARKET		97,750
TOTAL MARKET VALUE		441,125
SOH/AGL Deduction		259,550
ASSESSED VALUE		181,575
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		126,575
TOTAL JUST VALUE		441,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311719	NEW CONSTR	0	02/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/0381	8/06/2003	WD	Q	V		32,000

GRANTOR: WILLIAMS LOUISE ET AL
GRANTEE: CASTOR JAMES L & TH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W19 FOP=[YR=2004] W17 PTO=[YR=2004] W8 S11 E8 N11$ S11 E17 N11$ S11 W37 S34 FGR=[YR=2004] S22 E25 N22 W25$ E25 S12 E8 FGR=[YR=2004] S5 E10 N5 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E15 N57$.

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	1127	BRICK 8"	0	100	0	0	20.00	SF	11.00	11.00	100	2004	2004	3	96	211	
2	0811	CONCRETE B	0	100	0	0	1,811.00	SF	5.20	5.20	100	2004	2004	3	86	8,099	
3	0911	SCRN RM A	0	100	11	8	88.00	SF	17.50	17.50	100	2010	2010	3	50	770	

LAND DESCRIPTION

TOTAL OB/XF 9,080

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	1.15	85,000.00	97,750.00	97,750							

REVIEW DATE 01/29/2019 BY KBA Total Acres: 0.00 Total Land Value: 97,750 Market: 0 Agricultural: 0 Common: 97,750 PRINTED 08/02/2023 BY SYS