

LOT 21
IN OR 2239/408
ROSEWOOD MEADOWS 2 PB 6/309

DEBERRY CHARLES M & BECKY ANN
95103 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1876-0021-0000



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	PAGE 1 of 1 4															
Exterior Wall	20	FACE BRICK 100	0900	01	2,632	119.7504	142.20	374,270	2018	2018	0	0	0	3.00	97.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 2079														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 60																												
Interior Floo	11	CLAY TILE 40																												
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	2,079	100	2,079	286,765																										
FGR	440	55	242	33,380																										
FOP	140	30	42	5,793																										
FOP	896	30	269	37,104																										
TOTALS			3,555	2,632	363,042																									
EXTRA FEATURES			95103 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	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2018	2018	3	98	535														
2	0812	CONCRETE C	0	100	0	0	1,232.00	SF	4.00	4.00	100	2018	2018	3	98	4,829														
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650														
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2020	2020	3	95	36,338														
5	0855	CONC PAVER	0	100	0	0	1,240.00	SF	10.00	10.00	100	2020	2020	3	99	12,276														
6	1134	LANDSCP BL	0	100	28	2	112.00	SF	3.00	3.00	100	2020	2020	3	100	336														
TOTAL OB/XF																		58,964												
LAND DESCRIPTION																														
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	100		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 11/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																														