

LOT 2
IN OR 1626/1875
ROSEWOOD MEADOWS 2 PB 6/309

FERRO GERARD K & JANICE M
95069 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1876-0002-0000



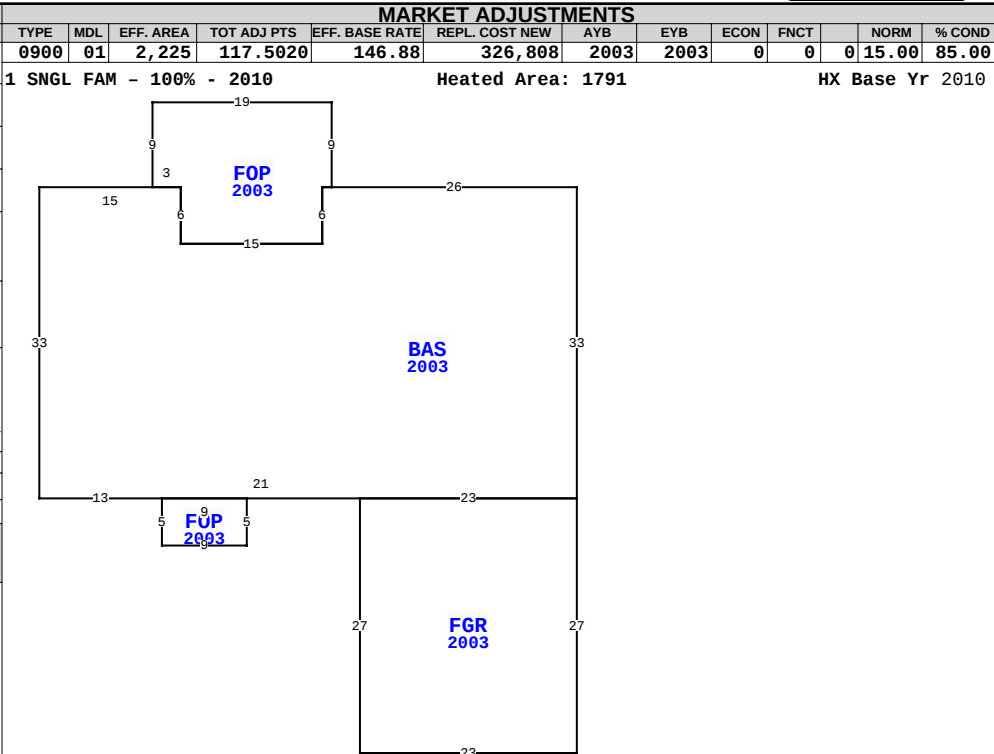
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,791	100	1,791	223,603
FGR	621	55	342	42,698
FOP	45	30	14	1,748
FOP	261	30	78	9,738

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,645.00	SF	4.00	4.00	5,461
2	1128	BRICK 12"	0	100	7	3	21.00	SF	14.00	14.00	279
3	1128	BRICK 12"	0	100	7	3	21.00	SF	14.00	14.00	279

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	



BLD DATE	05/29/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/26/2023
INC DATE			AG DATE	MLU

95069 GREENBERRY RD, FERNANDINA BEACH

TOTAL OB/XF											
6,019											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		277,787	
TOTAL MARKET OB/XF VALUE		6,019	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		368,806	
SOH/AGL Deduction		216,036	
ASSESSED VALUE		152,770	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		102,770	
TOTAL JUST VALUE		368,806	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,305	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1626/1875	6/24/2009	WD	Q	I	01	190,000
GRANTOR: STANDLEY WILLIAM F &						
GRANTEE: FERRO GERARD K & JA						
1214/0613	3/10/2004	WD	Q	I		175,000
GRANTOR: ARNETT PROPERTIES						
GRANTEE: STANDLEY WM F & BAR						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W26 FOP=[YR=2003] N9 W19 S9 E3 S6 E15 N6 E1 \$ W1 S6 W15 N6 W15 S33 E13 FOP=[YR=2003] S5 E9 N5 W9 \$ E21 FGR=[YR=2003] S27 E23 N27 W23 \$ E23 N33\$.											