LOT 3
ROSEWOOD MEADOWS 2 PB 6/309

AIKEN LARRY R & TRACIE K
95089 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1876-0003-0000

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	13	LVT/LAMNT 100
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

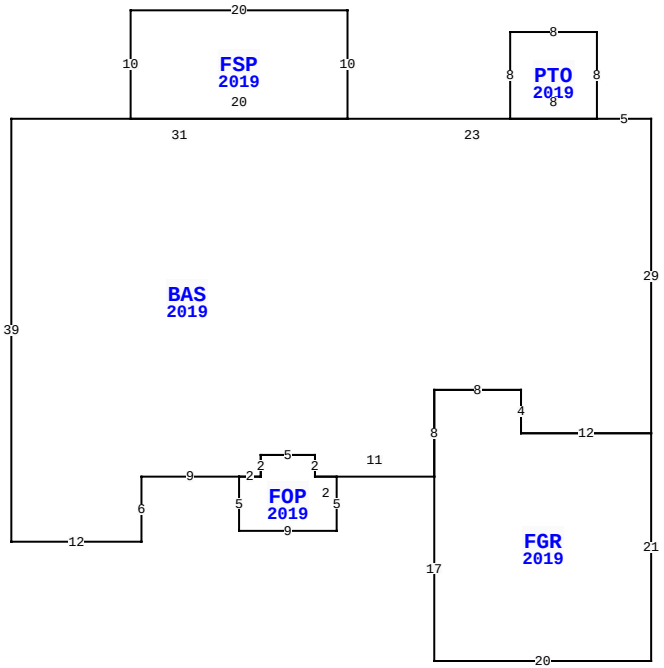
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100	1,897	275,222
FGR	452	55	249	36,126
FOP	55	30	16	2,321
FSP	200	40	80	11,607
PTO	64	5	3	436
TOTALS	2,668		2,245	325,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,245	119.6580	149.57	335,785	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 1897 HX Base Yr 2021



95089 GREENBERRY RD, 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		325,711
TOTAL MARKET OB/XF VALUE		6,174
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		416,885
SOH/AGL Deduction		134,525
ASSESSED VALUE		282,360
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		232,360
TOTAL JUST VALUE		416,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903106	CO ISSUED	0	08/02/2019
B193106	NEW CONSTR	256,677	03/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/0023	12/31/2019	WD	Q	I	01	300,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: AIKEN LARRY R & TRA						
2106/1893	3/14/2017	WD	Q	V	05	160,000
GRANTOR: WILLIAMS LOUISE & DWI						
GRANTEE: FRANKLIN BRENTON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W5 PTO=[YR=2019] N8 W8 S8 E8$ W23
FSP=[YR=2019] N10 W20 S10 E20$ W31 S39 E12 N6 E9
FOP=[YR=2019] S5 E9 N5 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E11
FGR=[YR=2019] S17 E20 N21 W12 N4 W8 S8$ N8 E8 S4 E12 N29$.

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	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2019	2019	3	98	917	
2	0812	CONCRETE C	0	100	0	0	1,341.00	SF	4.00	4.00	100	2019	2019	3	98	5,257	

LAND DESCRIPTION

TOTAL OB/XF 6,174

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/29/2019 BY KWMB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS