LOT 13
ROSEWOOD MEADOWS 2 PB 6/309

ABRIL JORGE
95019 ROSEWOOD LN
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1876-0013-0000

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	12	HARDWOOD 100
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	04	Quality Level 04

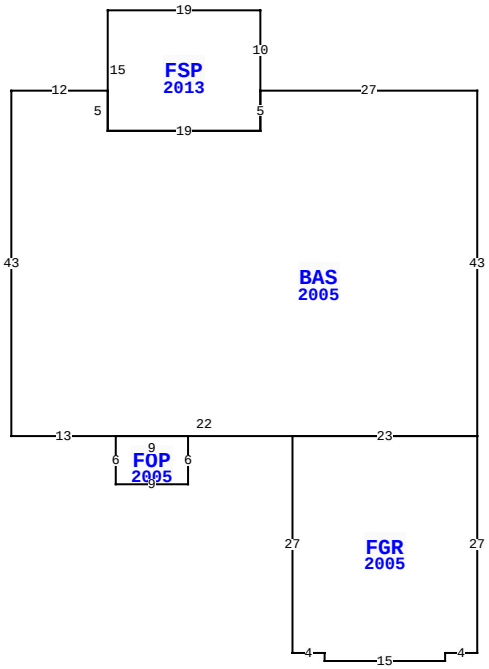
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2,399	284,190
FGR	636	55	350	41,462
FOP	54	30	16	1,895
FSP	285	40	114	13,504
TOTALS	3,374		2,879	341,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,879	109.5570	136.95	394,279	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2022 Heated Area: 2399 HX Base Yr 2022



95019 ROSEWOOD LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,051
TOTAL MARKET OB/XF VALUE		4,454
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		430,505
SOH/AGL Deduction		99,506
ASSESSED VALUE		330,999
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,999
TOTAL JUST VALUE		430,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13546	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1617	2/01/2024	QC	U	I	11	100
GRANTOR: ABRIL JASMINE N/K/A J						
GRANTEE: ABRIL JORGE						
2467/1460	5/18/2021	WD	Q	I	01	355,000
GRANTOR: CORREIA ROBERT LIVING						
GRANTEE: ABRIL JORGE & JASMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 FSP=[YR=2013] N10 W19 S15 E19 N5$ S5 W19 N5 W12 S43 E13 FOP=[YR=2005] S6 E9 N6 W9 $ E22 FGR=[YR=2005] S27 E4 S1 E15 N1 E4 N27 W23$ E23 N43$.

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	0811	CONCRETE B	0	100	0	0	996.00	SF	5.20	5.20	100	2005	2005	3	86	4,454	

LAND DESCRIPTION

TOTAL OB/XF 4,454

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 01/29/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS