

ROSEWOOD MEADOWS 2 PB 6/309

FERNANDINA BEACH, FL 32035-3103

2024

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



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

2003

FACE BRICK 100
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

299,769

FGR

74

55

41

4,994

FGR

550

55

302

36,786

FOP

187

30

56

6,821

PTO

88

5

4

487

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,864113.6366142.05406,8312004200400014.2585.75

1 SNGL FAM - 100% - 2005

Heated Area: 2461

HX Base Yr 2005

Diagram showing building footprint and lot area.

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

348,858

TOTAL MARKET OB/XF VALUE

8,814

TOTAL LAND VALUE - MARKET

97,750

TOTAL MARKET VALUE

455,422

SOH/AGL Deduction

268,400

ASSESSED VALUE

187,022

TOTAL EXEMPTION VALUE

HX HB DX

55,000

BASE TAXABLE VALUE

132,022

TOTAL JUST VALUE

455,422

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

441,125

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

1160/03818/06/2003WDQV32,000

GRANTOR: WILLIAMS LOUISE ET AL

GRANTEE: CASTOR JAMES L & TH

BUILDING NOTES

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\$.

LAND DESCRIPTION

TOTAL OB/XF

8,814

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 000100CSFR100OR0.000.001.00LT1.001.001.1585,000.0097,750.0097,750

REVIEW DATE01/29/2019BYKBA

Total Acres: 0.00Total Land Value: 97,750Market: 0Agricultural: 0Common: 97,750

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