LOT 23
ROSEWOOD MEADOWS 2 PB 6/309

SANTOS-QUIROS JOSE & MELINDA
95066 GREENBERRY RD
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1876-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

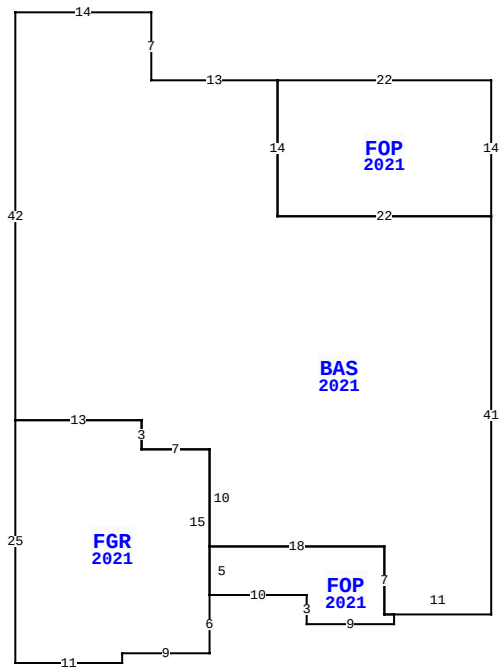
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	303,967
FGR	470	55	258	39,608
FOP	115	30	34	5,220
FOP	308	30	92	14,124
TOTALS	2,873		2,364	362,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,364	123.4310	154.29	364,742	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 1980 HX Base Yr 2022



95066 GREENBERRY RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		362,918
TOTAL MARKET OB/XF VALUE		84,447
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		540,865
SOH/AGL Deduction		148,298
ASSESSED VALUE		392,567
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		342,567
TOTAL JUST VALUE		540,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014139	SWIM POOL	2,400	09/16/2022
C2012660	CO ISSUED	0	07/13/2021
B2012660	NEW CONSTR	273,268	12/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/0038	10/20/2020	WD	Q	I	01	65,000
GRANTOR: CALAZANS PAULO & LIVI						
GRANTEE: SANTOS-QUIROS JOSE						
2022/0810	1/08/2016	WD	Q	V	01	37,000
GRANTOR: WILLIAMS LOUISE &						
GRANTEE: CALAZANS PAULO & LI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W22 BAS=[YR=2021] W13 N7 W14 S42
FGR=[YR=2021] S25 E11 N1 E9 N6 FOP=[YR=2021] E10 S3 E9 N1 W1 N7 W18 S5$ N15 W7 N3 W13$ E13 S3 E7 S10 E18 S7 E11 N41 W22 N14$ S14 E22 N14$.

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	0476	VF 6 SBPL	0	100	0	0	450.00	LF	16.00	16.00	100	2016	2016	3	90	6,480	
2	0855	CONC PAVER	0	100	52	45	2,340.00	SF	5.00	5.00	100	2016	2016	3	96	11,232	
3	0812	CONCRETE C	0	100	0	0	2,385.00	SF	4.00	4.00	100	2021	2021	3	99	9,445	
4	0462	ST/AL FNC	0	100	42	0	168.00	SF	10.00	10.00	100	2021	2021	3	95	1,596	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
6	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2022	2022	3	98	42,650	
7	0811	CONCRETE B	0	100	0	0	2,452.00	SF	5.20	5.20	100	2022	2022	3	100	12,750	

LAND DESCRIPTION

TOTAL OB/XF 84,447

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	1.10	85,000.00	93,500.00	93,500							

REVIEW DATE 11/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 08/06/2024 BY SYS