

PT LOTS 2, 3 & 4
IN OR 2281/1349
SUB OF GOVT LOT 1 OF

ROWLAND ARLENE RENEE
PO BOX 16673
FERNANDINA BEACH, FL 32035

2024

34-2N-28-4960-0003-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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

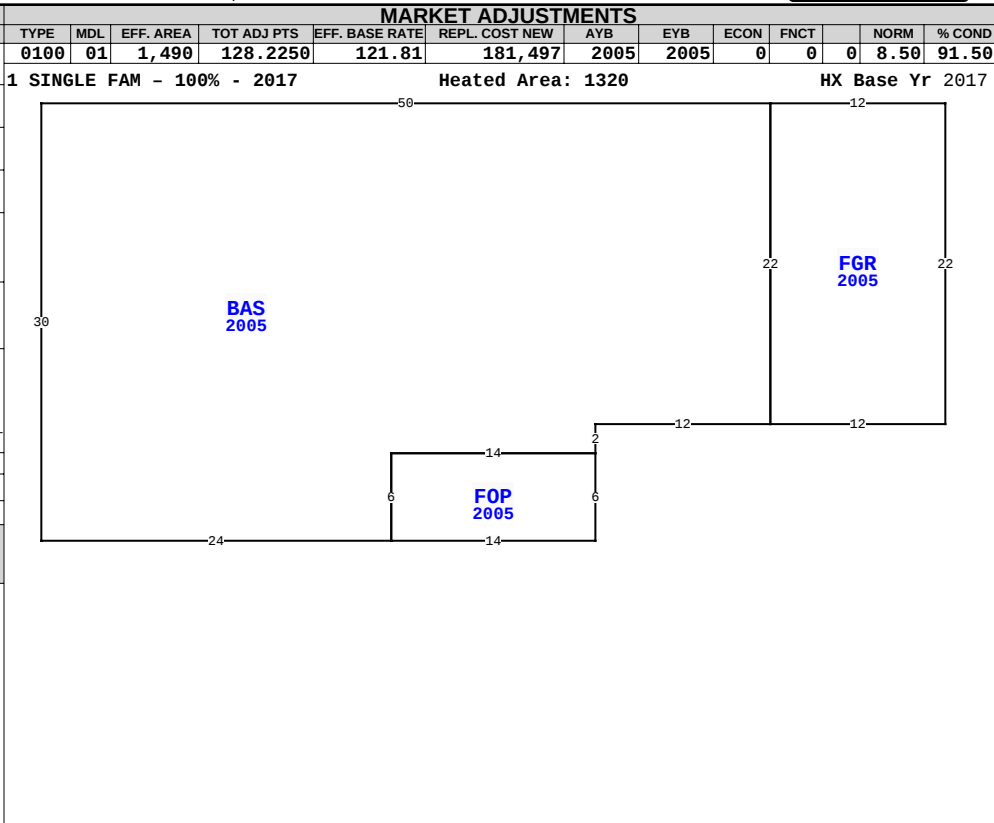
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	147,122
FGR	264	55	145	16,161
FOP	84	30	25	2,786

TOTALS	1,668		1,490	166,070
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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	1,680.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	14	14	196.00	SF	21.00	21.00	
3	0681	POLE SHED	0	100	14	7	98.00	SF	15.00	15.00	
4	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	0.93	AC	



95049 DENISE ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0812	CONCRETE C	0	100	0	0	1,680.00	SF	4.00	4.00	100	2007	2007	3	88	5,914	
2	0940	SHEDS/PORT	0	100	14	14	196.00	SF	21.00	21.00	100	2017	2017	3	78	3,210	
3	0681	POLE SHED	0	100	14	7	98.00	SF	15.00	15.00	100	2017	2017	3	84	1,235	
4	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2018	2018	3	94	7,219	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	0.93	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										166,070	
TOTAL MARKET OB/XF VALUE										18,142	
TOTAL LAND VALUE - MARKET										66,262	
TOTAL MARKET VALUE										250,474	
SOH/AGL Deduction										119,273	
ASSESSED VALUE										131,201	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										81,201	
TOTAL JUST VALUE										250,474	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										243,392	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2281/1349	6/07/2019	QC	U	I	11	100	
GRANTOR: ROWLAND WALLACE & LAR							
GRANTEE: ROWLAND ARLENE RENE							
2146/0244	8/28/2017	QC	U	I	11	100	
GRANTOR: SANTALLA MARK & BREND							
GRANTEE: SCOTT ARLENE ROWLAN							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2005] W12 BAS=[YR=2005] W50 S30 E24 FOP=[YR=2005] E14 N6 W14 S6\$ N6 E14 N2 E12 N22\$ S22 E12 N22\$.											