

BLOCK 4 LOT 1
IN OR 1825/977
ROSEWOOD MEADOWS #1 PB 5/314

EVANS WILLIAM P JR & JENNIFER L
95025 GREENBERRY RD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1875-0004-0010



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1993	1,452	184,204
FGR	400	55	1993	220	27,910
FOP	36	30	1993	11	1,396
FOP	60	30	1999	18	2,283
FSP	320	40	2002	128	16,238
TOTALS	2,268			1,829	232,031

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	2,067.00	SF	4.00	4.00	
3	0911	SCRN RM A	0	100	0	0	88.00	SF	17.50	17.50	
4	0510	GARAGE WD-	0	100	21	31	651.00	SF	17.50	17.50	

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	RES	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,829	113.4000	149.69	273,783	1992	1992	0	0	0 15.25	84.75
1 SNGL FAM - 100% - 2013 Heated Area: 1452 HX Base Yr 2013											
95025 GREENBERRY RD, FERNANDINA BEACH											

TOTAL OB/XF											
11,188											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,031	
TOTAL MARKET OB/XF VALUE		11,188	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		343,219	
SOH/AGL Deduction		210,502	
ASSESSED VALUE		132,717	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		81,995	
TOTAL JUST VALUE		343,219	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209316	GARAGE	20,658	02/01/2002
9906200	ADDITION	11,395	06/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1825/0977	11/16/2012	WD	Q	I	01	95,000	
GRANTOR: BOSEK KEVIN JON							
GRANTEE: EVANS WILLIAM P JR							
0673/0598	1/06/1993	WD	Q	I		75,700	
GRANTOR: WILLIAMS & GRIFFIS							
GRANTEE: BOSEK KEVIN JON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W32 N7 FOP=[YR=1999] N5 W12 S5 E12\$ W12 S40 E12 FOP=[YR=1993] S2 E6 N6 W6 S4\$ N4 E6 S4 E6 FGR=[YR=1993] S17 E20 N20 W20 S3\$ N3 E20 N30\$ FSP=[YR=2002] N10 W32 S10 E32 \$.											