LOT 9
IN OR 1198/1955
ROSEWOOD MEADOWS 2 PB 6/309

TORBUSH ROBERT T & JOANN
95281 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1876-0009-0000

BUILDING CHARACTERISTICS

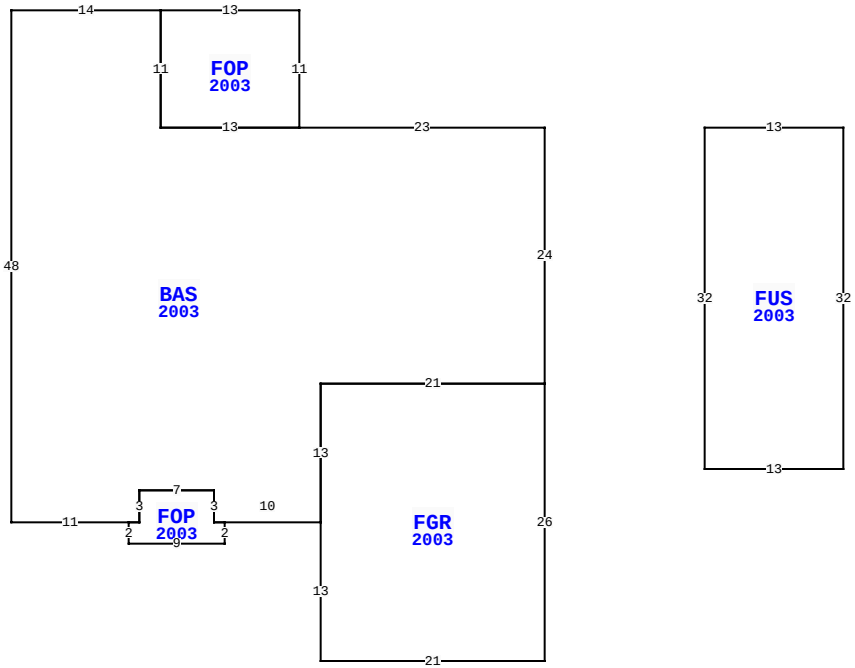
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	2003	1,710	220,898
FGR	546	55	2003	300	38,754
FOP	39	30	2003	12	1,550
FOP	143	30	2003	43	5,555
FUS	416	100	2003	416	53,739
TOTALS	2,854			2,481	320,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,481	116.1600	153.33	380,412	2003	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2004 Heated Area: 2126 HX Base Yr 2004



95281 GREENBERRY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		320,497
TOTAL MARKET OB/XF VALUE		3,995
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		424,492
SOH/AGL Deduction		238,223
ASSESSED VALUE		186,269
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,547
TOTAL JUST VALUE		424,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0311351	CO ISSUED	0	12/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/1955	12/31/2003	WD	Q	I		179,900
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: TORBUSH ROBERT T &						
1142/0485	6/04/2003	WD	U	V	19	26,000
GRANTOR: GRIFFIS LOUISE & DWIG						
GRANTEE: ARNETT PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 FOP=[YR=2003] N11 W13 S11 E13$ W13 N11 W14 S48 E11 FOP=[YR=2003] S2 E9 N2 W1 N3 W7 S3 W1 $ E1 N3 E7 S3 E10 FGR=[YR=2003] S13 E21 N26 W21 S13$ N13 E21 N24 $ PTR= E15 FUS=[YR=2003] E13 S32 W13 N32 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	1,218.00	SF	4.00	4.00	100	2003	2003	3	82	3,995	

LAND DESCRIPTION

TOTAL OB/XF 3,995

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	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS