LOT 13
ROSEWOOD MEADOWS 2 PB 6/309

**ABRIL JORGE**
95019 ROSEWOOD LN
FERNANDINA BEACH, FL 32034

**2025**

**31-2N-28-1876-0013-0000**

## NASSAU COUNTY PROPERTY



## 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 | 12 | HARDWOOD 100 |
| 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 |

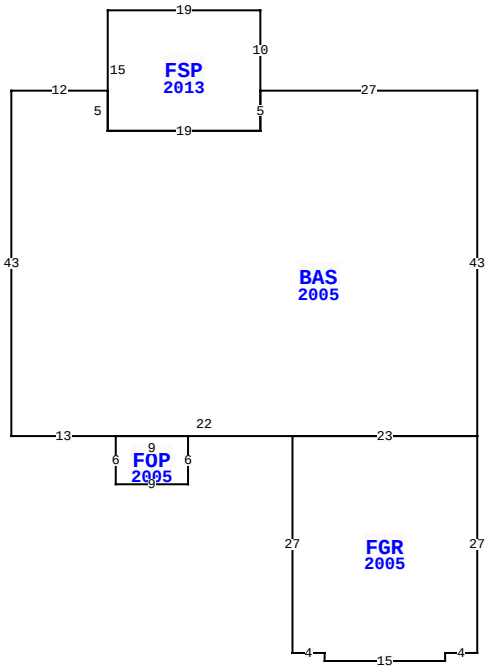
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,399 | 100 | 2005 | 2,399 | 297,504 |
| FGR | 636 | 55 | 2005 | 350 | 43,404 |
| FOP | 54 | 30 | 2005 | 16 | 1,984 |
| FSP | 285 | 40 | 2013 | 114 | 14,138 |
| TOTALS | 3,374 | | | 2,879 | 357,030 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,879 | 109.5570 | 144.62 | 416,361 | 2005 | 2005 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SNGL FAM – 100% - 2022 Heated Area: 2399 HX Base Yr 2022




95019 ROSEWOOD LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 357,030 |
| TOTAL MARKET OB/XF VALUE | | 4,351 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 461,381 |
| SOH/AGL Deduction | | 120,783 |
| ASSESSED VALUE | | 340,598 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 289,876 |
| TOTAL JUST VALUE | | 461,381 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 430,505 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B13546 | NEW CONSTR | 0 | 01/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2692/1617 | 2/01/2024 | QC | U | I | 11 | 100 |
| GRANTOR: ABRIL JASMINE N/K/A J | | | | | | |
| GRANTEE: ABRIL JORGE | | | | | | |
| 2467/1460 | 5/18/2021 | WD | Q | I | 01 | 355,000 |
| GRANTOR: CORREIA ROBERT LIVING | | | | | | |
| GRANTEE: ABRIL JORGE & JASMI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W27 FSP=[YR=2013] N10 W19 S15 E19 N5$ S5 W19 N5 W12 S43 E13 FOP=[YR=2005] S6 E9 N6 W9 $ E22 FGR=[YR=2005] S27 E4 S1 E15 N1 E4 N27 W23$ E23 N43$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 996.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 84 | 4,351 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,351

| 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 01/29/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS