LOT 15 & PT OF SEC 31-2N-28
IN OR 2649/457
ROSEWOOD MEADOWS 2 PB 6/309

LUEDTKE LAURENCE LEO LIVING TRUST/LUEDTKE LAURENCE
95093 ROSEWOOD LANE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1876-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

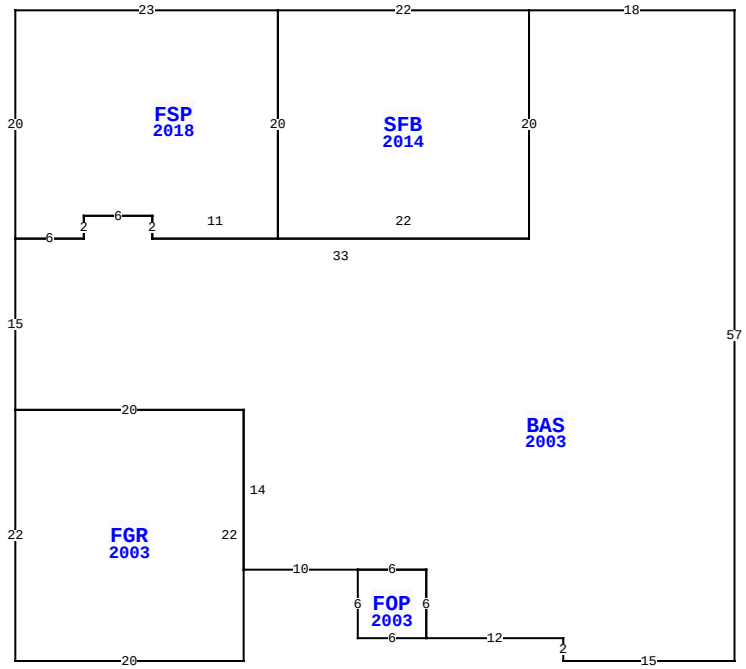
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,111	100	2003	2,111	297,158
FGR	440	55	2003	242	34,066
FOP	36	30	2003	11	1,548
FSP	448	40	2018	179	25,197
SFB	440	80	2014	352	49,549
TOTALS	3,475			2,895	407,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,895	115.2910	152.18	440,561	2003	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2023 Heated Area: 2463 HX Base Yr



95093 ROSEWOOD LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		407,519
TOTAL MARKET OB/XF VALUE		25,631
TOTAL LAND VALUE - MARKET		131,250
TOTAL MARKET VALUE		564,400
SOH/AGL Deduction		24,702
ASSESSED VALUE		539,698
TOTAL EXEMPTION VALUE	13	539,698
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		564,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1902895	H/AC	0	03/25/2019
B1327971	SCRNRM	34,974	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/457	6/12/2023	QC	U	I	11	100
GRANTOR: LUEDTKE LAURENCE						
GRANTEE: LUEDTKE LAURENCE LE						
2569/1218	6/08/2022	WD	U	I	11	100
GRANTOR: GRIFFIS DWIGHT G & CY						
GRANTEE: LUEDTKE LAURENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 SFB=[YR=2014] W22 FSP=[YR=2018] W23 S20 E6 N2 E6 S2 E11 N20$ S20 E22 N20$ S20 W33 N2 W6 S2 W6 S15 FGR=[YR=2003] S22 E20 N22 W20$ E20 S14 E10 FOP=[YR=2003] S6 E6 N6 W6$ E6 S6 E12 S2 E15 N57$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	3,450.00	SF	4.00	4.00	100	2003	2003	3	82	11,316	
3	0471	VINYL FNC	0	100	0	0	27.00	LF	32.00	32.00	100	2003	2003	3	58	501	
4	0351	CARPORT MT	0	100	24	40	960.00	SF	20.00	20.00	100	2005	2005	3	22	4,224	
5	0855	CONC PAVER	0	100	0	0	700.00	SF	10.00	10.00	100	2014	2014	3	94	6,580	

LAND DESCRIPTION

TOTAL OB/XF 25,631

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	1.25	100,000.00	125,000.00	125,000							
2	000100	C	RES	100		OR	0.00	0.00	0.25	LT		1.00	1.00	0.25	100,000.00	25,000.00	6,250							

REVIEW DATE 02/23/2022 BY KW Total Acres: 0.00 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 07/30/2025 BY SYS