LOT 20 IN OR 1160/381
ROSEWOOD MEADOWS 2 PB 6/309

CASTOR JAMES L & THERESA M
PO BOX 15186
FERNANDINA BEACH, FL 32035-3103

**2025**

**31-2N-28-1876-0020-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

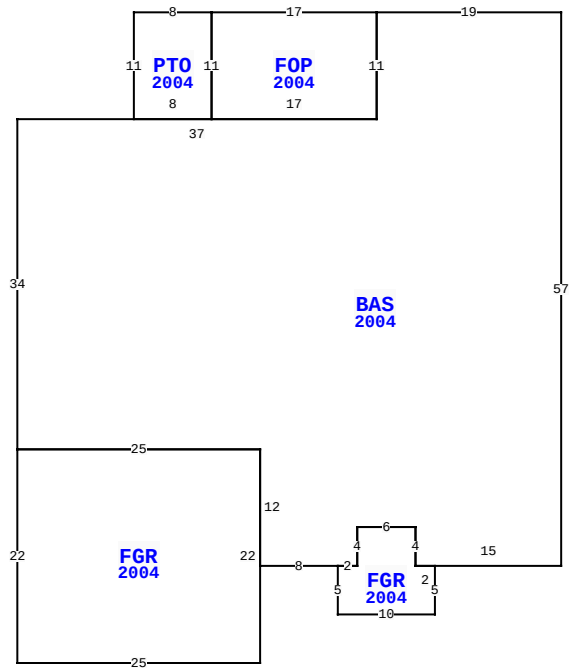
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,461 | 100 | 2004 | 2,461 | 313,778 |
| FGR | 74 | 55 | 2004 | 41 | 5,228 |
| FGR | 550 | 55 | 2004 | 302 | 38,505 |
| FOP | 187 | 30 | 2004 | 56 | 7,140 |
| PTO | 88 | 5 | 2004 | 4 | 510 |
| TOTALS | 3,360 | | | 2,864 | 365,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,864 | 113.6366 | 150.00 | 429,600 | 2004 | 2004 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SNGL FAM – 100% - 2005 Heated Area: 2461 HX Base Yr 2005




95042 BLOOMFIELD CT, 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 | | 365,160 |
| TOTAL MARKET OB/XF VALUE | | 8,641 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 488,801 |
| SOH/AGL Deduction | | 296,355 |
| ASSESSED VALUE | | 192,446 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,722 |
| BASE TAXABLE VALUE | | 136,724 |
| TOTAL JUST VALUE | | 488,801 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 455,422 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311719 | NEW CONSTR | 0 | 02/23/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1160/0381 | 8/06/2003 | WD | Q | V | | 32,000 |

GRANTOR: WILLIAMS LOUISE ET AL
GRANTEE: CASTOR JAMES L & TH

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W19 FOP=[YR=2004] W17 PTO=[YR=2004] W8 S11 E8 N11$ S11 E17 N11$ S11 W37 S34 FGR=[YR=2004] S22 E25 N22 W25$ E25 S12 E8 FGR=[YR=2004] S5 E10 N5 W2 N4 W6 S4 W2$ E2 N4 E6 S4 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 | 1127 | BRICK 8" | 0 | 100 | 0 | 0 | 20.00 | SF | 11.00 | 11.00 | 100 | 2004 | 2004 | 3 | 95 | 209 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,811.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 83 | 7,816 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 11 | 8 | 88.00 | SF | 17.50 | 17.50 | 100 | 2010 | 2010 | 3 | 40 | 616 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,641

| 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 | 1.15 | 100,000.00 | 115,000.00 | 115,000 | | | | | | | |

REVIEW DATE 01/29/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 07/30/2025 BY SYS