LOT 22
ROSEWOOD MEADOWS 2 PB 6/309

WALSH CARSON M/HENN DARRELL D SR & MILDRED K
95088 GREENBERRY RD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1876-0022-0000

BUILDING CHARACTERISTICS

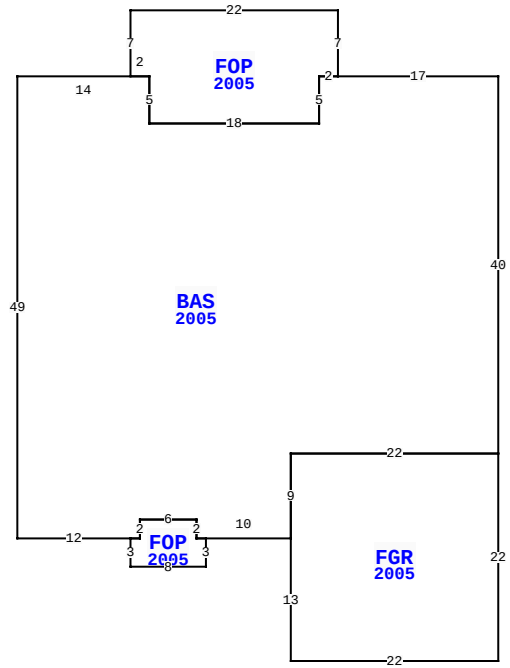
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,199	100	2005	2,199	291,501
FGR	484	55	2005	266	35,261
FOP	36	30	2005	11	1,458
FOP	244	30	2005	73	9,677
TOTALS	2,963			2,549	337,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,549	117.1104	154.59	394,050	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2012 Heated Area: 2199 HX Base Yr 2012



95088 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		337,898
TOTAL MARKET OB/XF VALUE		5,452
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		453,350
SOH/AGL Deduction		285,983
ASSESSED VALUE		167,367
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,645
TOTAL JUST VALUE		453,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09551	MECH OTHER	0	04/01/2005
E14463	ELEC OTHER	2,000	03/01/2005
P08963	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/512	1/11/2024	QC	U	I	11	100
GRANTOR: HENN DARRELL D SR & M						
GRANTEE: HENN DARRELL D SR &						
1768/1532	12/01/2011	QC	U	I	11	100
GRANTOR: WEDDINGTON JEFFREY A						
GRANTEE: HENN DARRELL O SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] N7 W22 S7 E2 S5 E18 N5 E2$ W2 S5 W18 N5 W14 S49 E12 FOP=[YR=2005] S3 E8 N3 W1 N2 W6 S2 W1 $ E1 N2 E6 S2 E10 FGR=[YR=2005] S13 E22 N22 W22 S9 $ N9 E22 N40 $.

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	0858	SCULP CONC	0	100	0	0	72.00	SF	13.00	13.00	100	2005	2005	3	96	899	
2	0812	CONCRETE C	0	100	0	0	1,355.00	SF	4.00	4.00	100	2005	2005	3	84	4,553	

LAND DESCRIPTION

TOTAL OB/XF 5,452

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	1.10	100,000.00	110,000.00	110,000							

REVIEW DATE 01/28/2019 BY KWA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS