

SANTOS-QUIROS JOSE & MELINDA
95066 GREENBERRY RD
FERNANDINA BEACH, FL 32034

31-2N-28-1876-0023-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 50

Interior Floo

14

CARPET 50

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

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

1,980

100

2021

1,980

319,375

FGR

470

55

2021

258

41,616

FOP

115

30

2021

34

5,485

FOP

308

30

2021

92

14,840

TOTALS

2,873

2,364

381,315

EXTRA FEATURES

L N

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

0476

VF 6 SBPL

0 100

0

0

450.00

LF

16.00

16.00

100

2016

2016

3

89

6,408

2

0855

CONC PAVER

0 100

52

45

2,340.00

SF

5.00

5.00

100

2016

2016

3

95

11,115

3

0812

CONCRETE C

0 100

0

0

2,385.00

SF

4.00

4.00

100

2021

2021

3

99

9,445

4

0462

ST/AL FNC

0 100

42

0

168.00

SF

10.00

10.00

100

2021

2021

3

93

1,562

5

0463

FENCE GATE

0 100

0

0

1.00

UT

300.00

300.00

100

2021

2021

3

96

288

6

0861

POOL GUNIT

0 100

0

0

512.00

SF

85.00

85.00

100

2022

2022

3

95

41,344

7

0811

CONCRETE B

0 100

0

0

2,452.00

SF

5.20

5.20

100

2022

2022

3

99

12,623

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

11/28/2022

BY

DJ

Total Acres:

0.00

Total Land Value:

110,000

Market:

0

Agricultural:

0

Common:

110,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,364

123.4310

162.93

385,167

2021

2021

0

0

1.00

99.00

1 SNGL FAM - 100% - 2022

Heated Area: 1980

HX Base Yr 2022

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

381,315

TOTAL MARKET OB/XF VALUE

82,785

TOTAL LAND VALUE - MARKET

110,000

TOTAL MARKET VALUE

574,100

SOH/AGL Deduction

170,149

ASSESSED VALUE

403,951

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

353,229

TOTAL JUST VALUE

574,100

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

540,865

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2403/0038

10/20/2020

WD Q

I

01

65,000

GRANTOR: CALAZANS PAULO & LIVI

GRANTEE: SANTOS-QUIROS JOSE

2022/0810

1/08/2016

WD Q

V

01

37,000

GRANTOR: WILLIAMS LOUISE &

GRANTEE: CALAZANS PAULO & LI

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W22 BAS=[YR=2021] W13 N7 W14 S42
FGR=[YR=2021] S25 E11 N1 E9 N6 FOP=[YR=2021] E10 S3 E9 N1
W1 N7 W18 S5\$ N15 W7 N3 W13\$ E13 S3 E7 S10 E18 S7 E11 N41 W22
N14\$ S14 E22 N14\$.