PT LOTS 2,3 & 4
IN OR 2281/1349
SUB OF GOVT LOT 1 OF

ROWLAND ARLENE RENEE
PO BOX 16673
FERNANDINA BEACH, FL 32035

2025

34-2N-28-4960-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

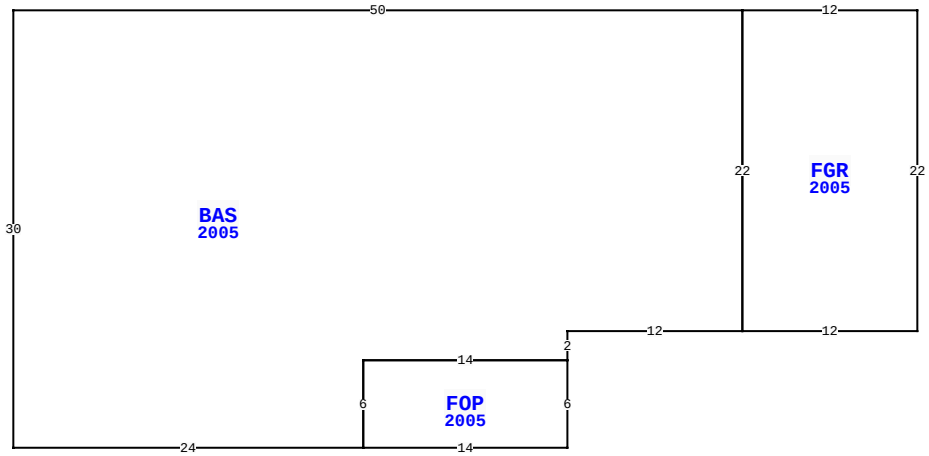
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2005	1,320	153,594
FGR	264	55	2005	145	16,872
FOP	84	30	2005	25	2,909
TOTALS	1,668			1,490	173,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,490	128.2250	128.22	191,048	2005	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1320 HX Base Yr 2017



95049 DENISE ST, 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		173,376
TOTAL MARKET OB/XF VALUE		17,701
TOTAL LAND VALUE - MARKET		88,350
TOTAL MARKET VALUE		279,427
SOH/AGL Deduction		144,421
ASSESSED VALUE		135,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,284
TOTAL JUST VALUE		279,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/1349	6/07/2019	QC	U	I	11	100
GRANTOR: ROWLAND WALLACE & LAR						
GRANTEE: ROWLAND ARLENE RENE						
2146/0244	8/28/2017	QC	U	I	11	100
GRANTOR: SANTALLA MARK & BREND						
GRANTEE: SCOTT ARLENE ROWLAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W12 BAS=[YR=2005] W50 S30 E24 FOP=[YR=2005] E14 N6 W14 S6$ N6 E14 N2 E12 N22$ S22 E12 N22$.

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	0812	CONCRETE C	0	100	0	0	1,680.00	SF	4.00	4.00	100	2007	2007	3	87	5,846	
2	0940	SHEDS/PORT	0	100	14	14	196.00	SF	21.00	21.00	100	2017	2017	3	74	3,046	
3	0681	POLE SHED	0	100	14	7	98.00	SF	15.00	15.00	100	2017	2017	3	81	1,191	
4	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2018	2018	3	92	7,066	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 17,701

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		RSF-1	0.00	0.00	0.93	AC		1.00	1.00	0.95	100,000.00	95,000.00	88,350							

REVIEW DATE 03/07/2022 BY KWA Total Acres: 0.93 Total Land Value: 88,350 Market: 0 Agricultural: 0 Common: 88,350 PRINTED 07/30/2025 BY SYS