BLOCK 3 LOT 1
IN OR 1155/1282
ROSEWOOD MEADOWS #1 PB 5/314

FLEMING ANITA B
95024 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1875-0003-0010

BUILDING CHARACTERISTICS

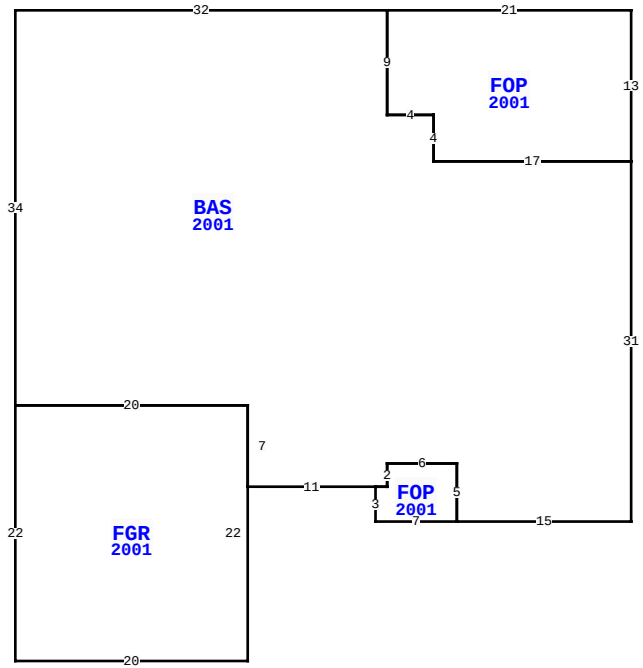
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,809	100	2001	1,809	245,904
FGR	440	55	2001	242	32,896
FOP	33	30	2001	10	1,360
FOP	257	30	2001	77	10,467
TOTALS	2,539			2,138	290,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,138	111.1320	154.47	330,257	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 0% - 0 Heated Area: 1809 HX Base Yr



95024 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	290,626
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	390,626
SOH/AGL Deduction	102,671
ASSESSED VALUE	287,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,955
TOTAL JUST VALUE	390,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110215	REPAIR/RRF	13,000	09/01/2021
B017878	NEW CONSTR	91,121	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1155/1282	7/23/2003	WD	Q	I		165,000

GRANTOR: GRIFFIS LOUISE ET AL
GRANTEE: BARRETT ROBERT L &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W21 BAS=[YR=2001] W32 S34 FGR=[YR=2001] S22 E20 N22 W20 $ E20 S7 E11 FOP=[YR=2001] S3 E7 N5 W6 S2 W1 $ E1 N2 E6 S5 E15 N31 W17 N4 W4 N9 $ S9 E4 S4 E17 N13 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS