LOT 2
IN OR 1626/1875
ROSEWOOD MEADOWS 2 PB 6/309

FERRO GERARD K & JANICE M
95069 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1876-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

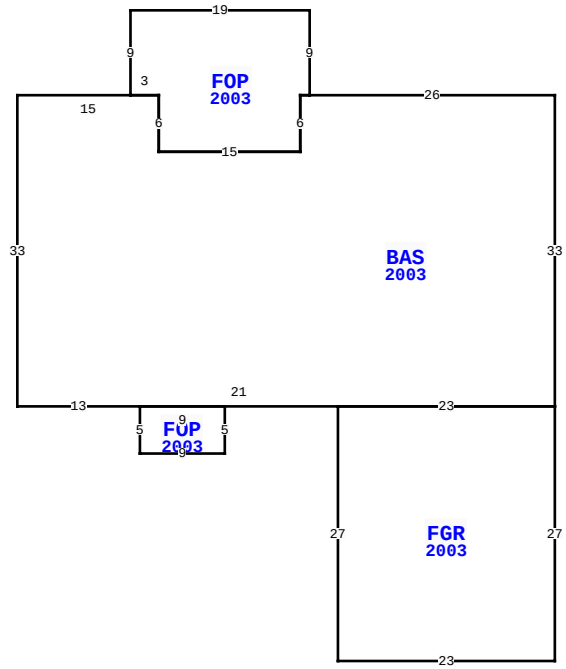
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,791	100	2003	1,791	233,146
FGR	621	55	2003	342	44,521
FOP	45	30	2003	14	1,823
FOP	261	30	2003	78	10,154
TOTALS	2,718			2,225	289,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,225	112.1610	155.90	346,878	2003	2003	0	0	0	16.50	83.50

1 SNGL FAM 100% - 2010 Heated Area: 1791 HX Base Yr 2010



95069 GREENBERRY RD, FERNANDINA BEACH

BLD DATE	05/29/2015 KK	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		289,643
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		389,643
SOH/AGL Deduction		228,199
ASSESSED VALUE		161,444
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,033
TOTAL JUST VALUE		389,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1626/1875	6/24/2009	WD	Q	I	01	190,000
GRANTOR: STANDLEY WILLIAM F &						
GRANTEE: FERRO GERARD K & JA						
1214/0613	3/10/2004	WD	Q	I		175,000
GRANTOR: ARNETT PROPERTIES						
GRANTEE: STANDLEY WM F & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 FOP=[YR=2003] N9 W19 S9 E3 S6 E15 N6 E1 $ W1 S6 W15 N6 W15 S33 E13 FOP=[YR=2003] S5 E9 N5 W9 $ E21 FGR=[YR=2003] S27 E23 N27 W23 $ E23 N33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	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