LOT 5
IN OR 2239/927
ROSEWOOD MEADOWS 2 PB 6/309

DUDZINSKI JOSEPH & HEATHER LYNN
95147 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1876-0005-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

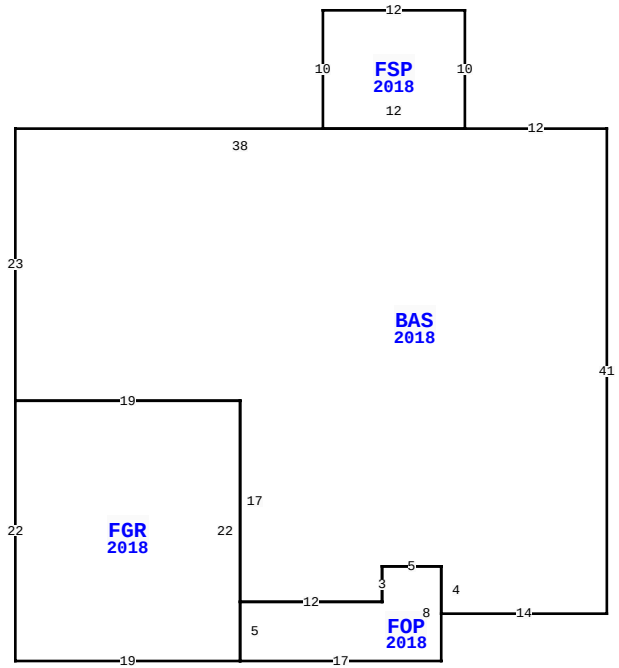
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	2018	1,676	254,383
FGR	418	55	2018	230	34,910
FOP	100	30	2018	30	4,554
FSP	120	40	2018	48	7,285
TOTALS	2,314			1,984	301,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,984	115.2480	160.19	317,817	2018	2018	0	0	0	5.25	94.75

1 SNGL FAM 100% - 2019 Heated Area: 1676 HX Base Yr 2019



95147 GREENBERRY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,132
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		401,132
SOH/AGL Deduction		180,021
ASSESSED VALUE		221,111
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,700
TOTAL JUST VALUE		401,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809125	CO ISSUED	0	11/26/2018
B1809125	NEW CONSTR	218,514	09/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2239/0927	11/27/2018	WD	Q	I	01	231,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: DUDZINSKI JOSEPH &						
2106/1893	3/14/2017	WD	Q	V	05	160,000
GRANTOR: WILLIAMS LOUISE & DWI						
GRANTEE: FRANKLIN BRENTON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FSP=[YR=2018] N10 W12 S10 E12$ W38 S23
FGR=[YR=2018] S22 E19 FOP=[YR=2018] E17 N8 W5 S3 W12 S5$
N22 W19$ E19 S17 E12 N3 E5 S4 E14 N41$.

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		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