LOT 8
ROSEWOOD MEADOWS 2 PB 6/309

BIEGLER TODD LEE & BRENDA SHELLEY SANDERSON L/E/
95253 GREENBERRY RD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1876-0008-0000

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 60
Interior Floo	14	CARPET 40
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

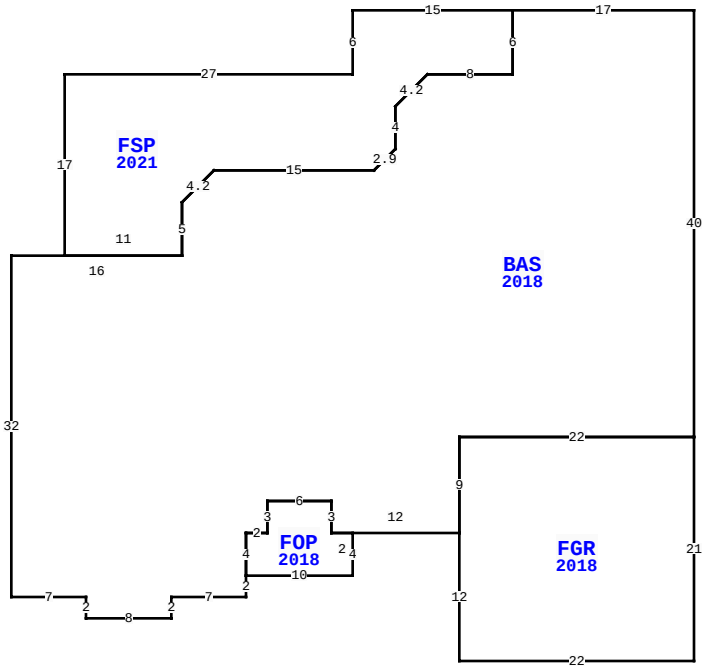
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,327	100	2018	2,327	359,909
FGR	462	55	2018	254	39,285
FOP	58	30	2018	17	2,630
FSP	464	40	2021	186	28,768
TOTALS	3,311			2,784	430,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,784	114.7104	159.45	443,909	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2021 Heated Area: 2327 HX Base Yr 2021



95253 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		462,881
TOTAL MARKET OB/XF VALUE		67,593
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		630,474
SOH/AGL Deduction		156,888
ASSESSED VALUE		473,586
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		422,175
TOTAL JUST VALUE		630,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015146	ADDITION	36,264	10/11/2022
B2111897	SCRN ENCLSR	13,251	09/07/2021
B2110737	SWIM POOL	98,000	08/01/2021
C1807377	CO ISSUED	0	09/07/2018
B1707377	NEW CONSTR	298,574	08/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/1099	5/31/2023	LE	U	I	11	100
GRANTOR: BIEGLER TODD LEE & BR						
GRANTEE: BIEGLER ROSS LEE						
2347/1607	3/11/2020	WD	Q	I	02	342,000
GRANTOR: GRIFFIS BUILDERS LLC						
GRANTEE: BIEGLER TODD LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2021] W15 S6 W27 S17 E11 N5 U3 R3 E15 U2 R2 N4 U3 R3 E8 N6$ S6 W8 D3 L3 S4 D2 L2 W15 D3 L3 S5 W16 S32 E7 S2 E8 N2 E7 N2 FOP=[YR=2018] E10 N4 W2 N3 W6 S3 W2 S4$ N4 E2 N3 E6 S3 E12 FGR=[YR=2018] S12 E22 N21 W22 S9$ N9 E22 N40$.

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
3	0911	SCRN RM A	0	100	0	0	1,086.00	SF	18.00	18.00	100	2022	2022	3	90	17,593	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 67,593

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

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

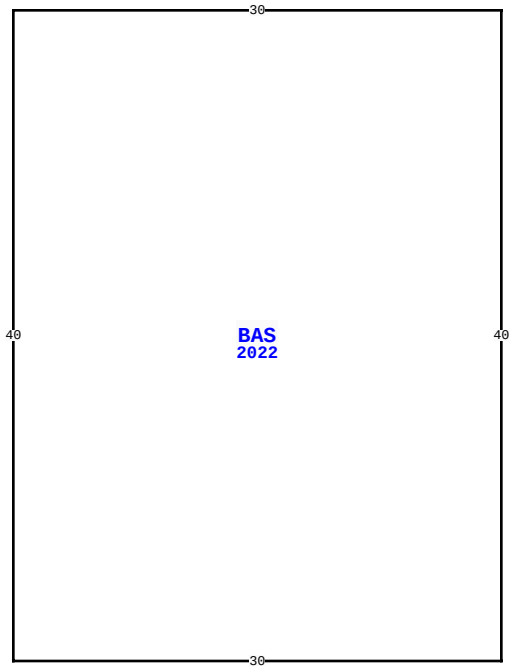
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	32,289
TOTALS	1,200			1,200	32,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	71.1260	27.74	33,288	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2021 Heated Area: 1200 HX Base Yr 2021



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GRANTEE: BIEGLER TODD LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30S40E30N40$.

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

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