LOT 13
ROSEWOOD MEADOWS 2 PB 6/309

ABRIL JORGE
95019 ROSEWOOD LN
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1876-0013-0000

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	12	HARDWOOD 100
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

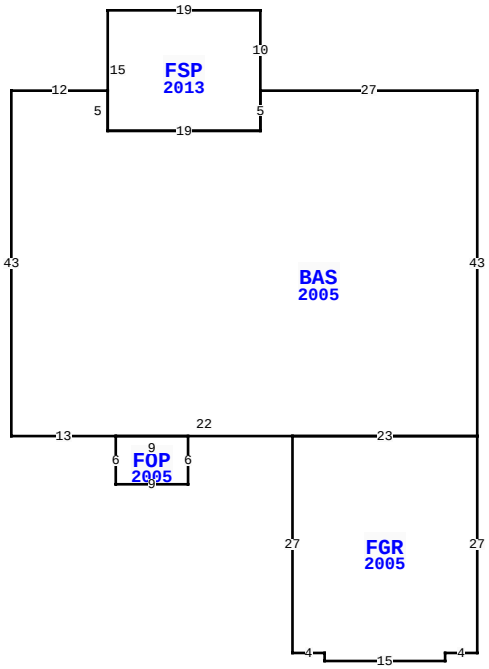
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2005	2,399	310,522
FGR	636	55	2005	350	45,303
FOP	54	30	2005	16	2,071
FSP	285	40	2013	114	14,756
TOTALS	3,374			2,879	372,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,879	109.5570	152.28	438,414	2005	2005	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2022 Heated Area: 2399 HX Base Yr 2022



95019 ROSEWOOD LN, 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		372,652
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		472,652
SOH/AGL Deduction		122,858
ASSESSED VALUE		349,794
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		298,383
TOTAL JUST VALUE		472,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13546	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1617	2/01/2024	QC	U	I	11	100

GRANTOR: ABRIL JASMINE N/K/A J
GRANTEE: ABRIL JORGE

2467/1460	5/18/2021	WD	Q	I	01	355,000

GRANTOR: CORREIA ROBERT LIVING
GRANTEE: ABRIL JORGE & JASMI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 FSP=[YR=2013] N10 W19 S15 E19 N5$ S5 W19 N5 W12 S43 E13 FOP=[YR=2005] S6 E9 N6 W9 $ E22 FGR=[YR=2005] S27 E4 S1 E15 N1 E4 N27 W23$ E23 N43$.

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