

LOT 21
ROSEWOOD MEADOWS 2 PB 6/309

MILSTEAD CYNTHIA A/LEWIS SUSAN J
95103 GREENBERRY RD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1876-0021-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 100	0900	01	2,632	114.3072	158.89	418,198	2018	2018	0	0	0	5.25	94.75	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2019														Heated Area: 2079												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2019												
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 60																											
Interior Floo	11	CLAY TILE 40																											
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	2,079	100	2018	2,079	312,990																								
FGR	440	55	2018	242	36,432																								
FOP	140	30	2018	42	6,323																								
FOP	896	30	2022	269	40,497																								
TOTALS			3,555		2,632	396,243																							
EXTRA FEATURES						95103 GREENBERRY RD, FERNANDINA BEACH																							
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												
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	82	4,100													
4	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2850/812	2/19/2026	WD	Q	I	01	725,000
GRANTOR: DEBERRY CHARLES M & B						
GRANTEE: MILSTEAD CYNTHIA A						
2239/0408	11/27/2018	WD	Q	I	01	298,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: DEBERRY CHARLES MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 FOP=[YR=2022] N16 W56 S16 E56\$ W59S39 E21 N2 FOP=[YR=2018] E20 FGR=[YR=2018] S13 E22 N20 W22 S7\$ N7 W20 S7\$ N7 E42 N30\$.