LOT 23
ROSEWOOD MEADOWS 2 PB 6/309

SANTOS-QUIROS JOSE & MELINDA
95066 GREENBERRY RD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1876-0023-0000

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 50
Interior Floo	14	CARPET 50
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

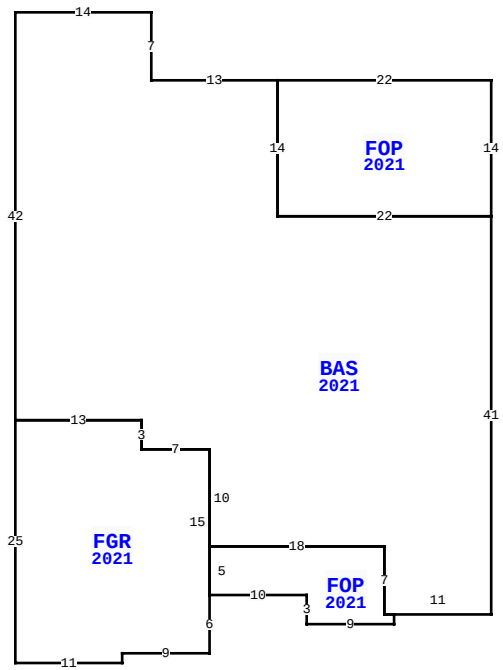
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2021	1,980	319,401
FGR	470	55	2021	258	41,619
FOP	115	30	2021	34	5,484
FOP	308	30	2021	92	14,841
TOTALS	2,873			2,364	381,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,364	117.8205	163.77	387,152	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 1980 HX Base Yr 2022



95066 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		381,345
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		531,345
SOH/AGL Deduction		116,487
ASSESSED VALUE		414,858
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		363,447
TOTAL JUST VALUE		531,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014139	SWIM POOL	2,400	09/16/2022
C2012660	CO ISSUED	0	07/13/2021
B2012660	NEW CONSTR	273,268	12/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/0038	10/20/2020	WD	Q	I	01	65,000
GRANTOR: CALAZANS PAULO & LIVI						
GRANTEE: SANTOS-QUIROS JOSE						
2022/0810	1/08/2016	WD	Q	V	01	37,000
GRANTOR: WILLIAMS LOUISE &						
GRANTEE: CALAZANS PAULO & LI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W22 BAS=[YR=2021] W13 N7 W14 S42
FGR=[YR=2021] S25 E11 N1 E9 N6 FOP=[YR=2021] E10 S3 E9 N1 W1 N7 W18 S5$ N15 W7 N3 W13$ E13 S3 E7 S10 E18 S7 E11 N41 W22 N14$ S14 E22 N14$.

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
6	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 50,000

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