PT OF SEC 46-3N-28
IN OR 2365/1031

ROSENOFF FAMILY TRUST/ROSENOFF EVAN M TRUSTEE
96046 SERENITY LN
FERNANDINA BEACH, FL 32046

2026

46-3N-28-0000-0007-0530

BUILDING CHARACTERISTICS

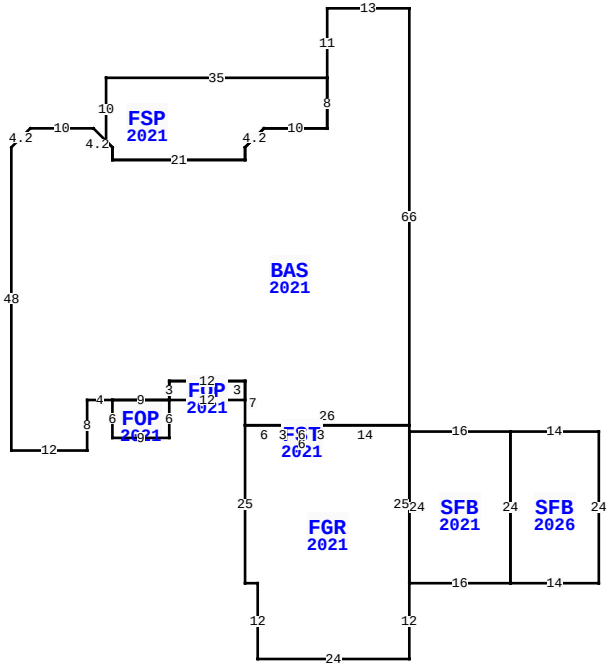
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,002	100	2021	3,002	515,726
FGR	920	55	2021	506	86,928
FOP	36	30	2021	11	1,889
FOP	54	30	2021	16	2,749
FSP	392	40	2021	157	26,972
FST	18	55	2021	10	1,718
SFB	384	80	2021	307	52,741
SFB	336	80	2026	269	46,213
TOTALS	5,142			4,278	734,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,278	105.6000	175.30	749,933	2021	2021	0	0	0	2.00	98.00

1 SFR CUST 100% - 2022 Heated Area: 3578 HX Base Yr 2022



96046 SERENITY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	734,934
TOTAL MARKET OB/XF VALUE	7,519
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	842,453
SOH/AGL Deduction	143,983
ASSESSED VALUE	698,470
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	647,059
TOTAL JUST VALUE	842,453
NCON VALUE	46,212
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	790,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006334	GARAGE	22,243	06/12/2025
23003140	ADDITION	12,797	03/05/2023
B2010930	CO ISSUED	0	08/11/2021
B2010930	NEW CONSTR	475,245	11/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0118	9/07/2022	WD	U	I	11	100
GRANTOR: ROSENOFF EVAN M & MAR						
GRANTEE: ROSENOFF FAMILY TRU						
2365/1031	2/11/2020	WD	U	V	11	100
GRANTOR: LOURCEY BRENDA J						
GRANTEE: ROSENOFF EVAN M & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W13 S11 S8 W10 D3L3 S2 W21 N2 U3L3 W10 D3L3 S48 E12 N8 E4 E9 N3 E12 S7 E26 N66 $
FGR=[YR=2021;ORIG=-26,66] S25 E2 S12 E24 N12 N25 W14 S3 W6 N3 W6 $
FSP=[YR=2021;ORIG=-13,11] W35 S10 D1R1 S2 E21 N2 U3R3 E10 N8 $
SFB=[YR=2021;ORIG=0,91] E16 N24 W16 S24 $
FOP=[YR=2021;ORIG=-47,62] S6 E9 N6 W9 $
FOP=[YR=2021;ORIG=-38,62] E12 N3 W12 S3 $
FST=[YR=2021;ORIG=-14,66] S3 W6 N3 E6 $
SFB=[YR=2026;ORIG=16,67] E14 S24 W14 N24 $
.

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
4	0912	SCRN RM G	1	100	35	11	385.00	SF	21.00	21.00	100	2023	2023		93	7,519	

LAND DESCRIPTION

TOTAL OB/XF 7,519

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		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/13/2026 BY NW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS