

LOT 1
IN OR 1638/352
VILLAGES OF WOODBRIDGE #2

MORALES JOSE E JR
95065 SALINAS COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4068.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	153,942
FGR	530	55	292	27,112
FOP	48	30	14	1,300
PTO	80	5	4	372

TOTALS	2,316	1,968	182,726
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	696.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	170.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,968	109.5640	98.88	194,596	2009	2009	0	0	0	6.10	93.90	
1 SINGLE FAM - 0% - 0 Heated Area: 1658 HX Base Yr													

95065 SALINAS CT, FERNANDINA BEACH	BLD DATE		LGL DATE	05/18/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			182,726
TOTAL MARKET OB/XF VALUE			8,729
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			266,455
SOH/AGL Deduction			34,232
ASSESSED VALUE			232,223
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			232,223
TOTAL JUST VALUE			266,455
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22450	CO ISSUED	0	07/31/2009
M14592	MECH OTHER	0	06/01/2009
B22450	NEW CONSTR	162,105	05/01/2009
P13766	PLUMBING	0	05/01/2009
R11866	REPAIR/RRF	1,500	05/01/2009
B21728	NEW CONSTR	196,050	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1638/0352	8/27/2009	WD Q	I	01	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: MORALES JOSE E JR					
1361/0587	10/24/2005	WD U	V	19	
GRANTOR: WOODBRIDGE NASSAU JOI					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W14 PTO=[YR=2009] N8 W10 S8 E10 \$ W10 N15 W16 S31 FGR=[YR=2009] S31 E20 FOP=[YR=2009] S3 E6 N8 W6 S5 \$ N21 W9N10 W11\$ E11 S10 E9 S16 E6 S12 E14 N54 \$.											