LOT 4
VILLAGES OF WOODBRIDGE #2
PB 7/229

BALDWIN KRISTIE S
95025 SALINAS COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

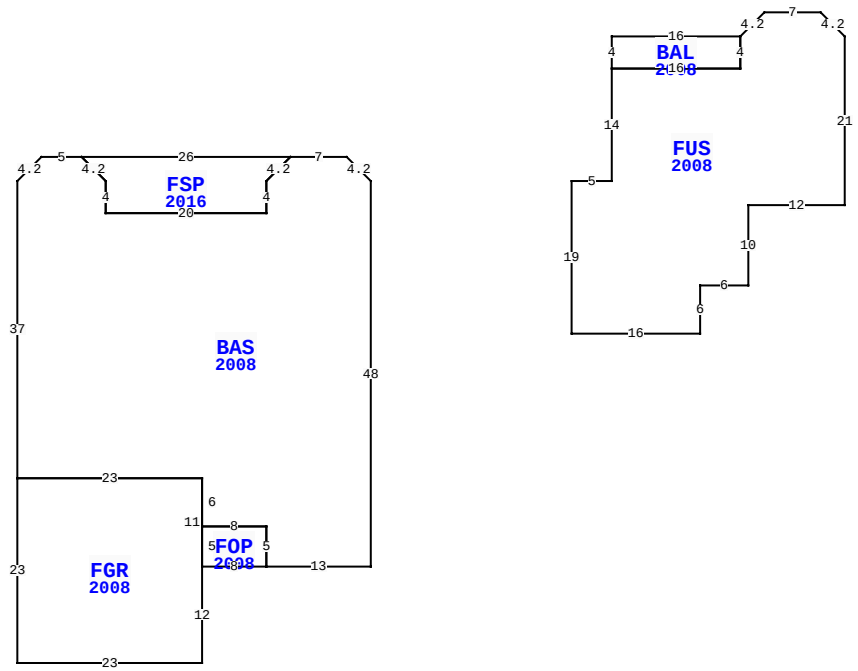
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	10	867
BAS	1,793	100	1,793	155,343
FGR	529	55	291	25,212
FOP	40	30	12	1,040
FSP	149	40	60	5,199
FUS	906	100	906	78,495
TOTALS	3,481		3,072	266,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,072	103.2240	93.16	286,188	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2699 HX Base Yr 2020



95025 SALINAS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,155
TOTAL MARKET OB/XF VALUE		6,352
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		347,507
SOH/AGL Deduction		129,534
ASSESSED VALUE		217,973
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,973
TOTAL JUST VALUE		347,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21729	CO ISSUED	0	01/28/2009
M14141	MECH OTHER	0	09/01/2008
E21151	ELEC OTHER	2,000	08/01/2008
P13412	OTHER	0	08/01/2008
B21729	NEW CONSTR	263,290	07/01/2008
R11434	REPAIR/RRF	1,500	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/0928	4/25/2019	WD	Q	I	01	270,000
GRANTOR: JENSSEN JOHN & MARYLY						
GRANTEE: BALDWIN KRISTIE S						
1611/0957	3/13/2009	WD	Q	I	01	243,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JENSSEN JOHN & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W7 FSP=[YR=2016] W26 D3 R3 S4 E20 N4 U3 R3 $ D3 L3 S4 W20 N4 U3 L3 W5 D3 L3 S37 FGR=[YR=2008] S23 E23 N12 FOP=[YR=2008] E8 N5 W8 S5 $ N11 W 23 $ E23 S6 E8 S5 E13 N48 $ PTR=E25 FUS=[YR=2008] E5 N14 BAL=[YR=2008] N4 E16 S4 W16$ E16 N4 U3 R3 E7 D3 R3 S21 W12 S10 W6 S6 W16 N19$ W25 $.

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
1	0811	CONCRETE B	0	100	0	0	593.00	SF	5.20	5.20	100	2008	2008	3	90	2,775	
2	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2010	2010	3	81	3,577	

LAND DESCRIPTION

TOTAL OB/XF 6,352

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/05/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS