LOT 5
IN OR 1600/650
VILLAGES OF WOODBRIDGE #2

RICHMOND ALLEN W
PSC 473 BOX 2871
FPO, AP 96349-0029

2023

40-2N-28-225V-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

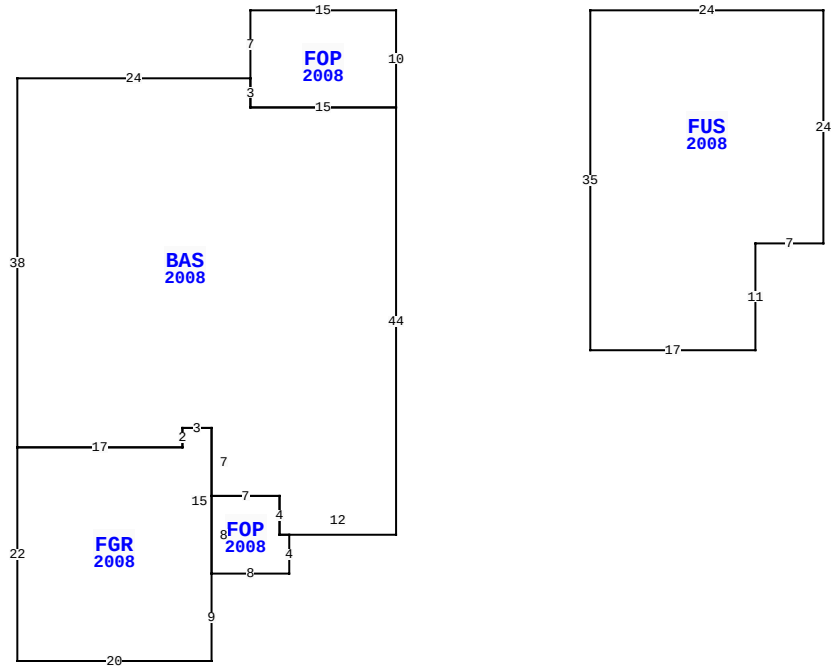
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAS	1,574	100	1,574	141,917
FGR	446	55	245	22,090
FOP	60	30	18	1,623
FOP	150	30	45	4,058
FUS	763	100	763	68,795
TOTALS	2,993		2,645	238,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,645	107.4240	96.95	256,433	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2009 Heated Area: 2337 HX Base Yr 2009



95017 SALINAS CT, FERNANDINA BEACH

BLD DATE	11/14/2008	RK	LGL DATE		
XF DATE	11/14/2008	RK	LAND DATE	05/18/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,483
TOTAL MARKET OB/XF VALUE		6,002
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		319,485
SOH/AGL Deduction		130,687
ASSESSED VALUE		188,798
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		138,798
TOTAL JUST VALUE		319,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21354	CO ISSUED	243,080	10/27/2008
M13868	MECH OTHER	0	05/01/2008
P13204	OTHER	0	05/01/2008
E20837	ELEC OTHER	2,200	05/01/2008
B21354	NEW CONSTR	243,080	04/01/2008
R11219	REPAIR/RRF	1,500	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1600/0650	12/18/2008	WD	Q	I	01	215,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RICHMOND ALLEN W						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W15 S7 BAS=[YR=2008] W24 S38 FGR=[YR=2008] S22 E20 N9 FOP=[YR=2008] E8 N4 W1 N4 W7 S8 $ N15 W3 S2 W17 $ E17 N2 E3 S7 E7 S4 E12 N44 W15 N3 $ S3 E15 N10 $ PTR=E20 FUS=[YR=2008] E24 S24 W7 S11 W17 N35$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	587.00	SF	5.20	5.20	100	2008	2008	3	90	2,747	

LAND DESCRIPTION

TOTAL OB/XF 6,002

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 12/02/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS