LOT 8
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

HOTALING TINA CHERE
95416 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0008-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

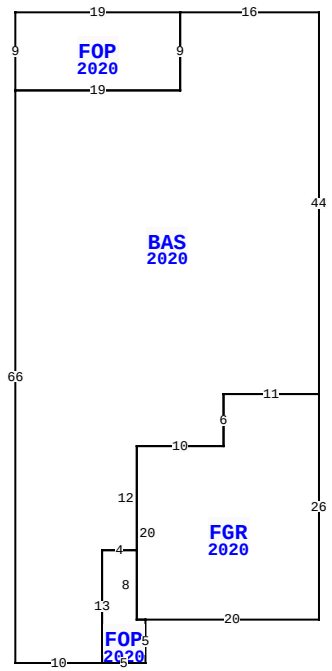
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	184,069
FGR	486	55	267	27,138
FOP	57	30	17	1,728
FOP	171	30	51	5,184
TOTALS	2,525		2,146	218,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	113.1900	102.15	219,214	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 1811 HX Base Yr



95416 WOODBRIDGE PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 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	218,118
TOTAL MARKET OB/XF VALUE	3,452
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	296,570
SOH/AGL Deduction	48,749
ASSESSED VALUE	247,821
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,821
TOTAL JUST VALUE	296,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204217	CO ISSUED	0	10/21/2020
B204217	NEW CONSTR	250,998	06/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/1904	10/29/2020	SW	Q	I	01	254,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HOTALING TINA CHERE						
2305/1354	9/20/2019	SW	Q	V	05	601,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] W19 S9 E19 N9$ S9 W19 S66 E10 FOP=[YR=2020] E5 N5 FGR=[YR=2020] E20 N26 W11 S6 W10 S20 E1$ W1 N8 W4 S13$ N13 E4 N12 E10 N6 E11 N44$.

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	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	99	116	
2	0811	CONCRETE B	0	0	0	0	648.00	SF	5.20	5.20	100	2020	2020	3	99	3,336	

LAND DESCRIPTION

TOTAL OB/XF 3,452

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/16/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS