

LOT 9
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

TURNER SCOTT A & RUTH M
95418 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 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

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4068.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	1,041	96,875
FGR	705	55	388	36,107
FOP	57	30	17	1,582
FSP	160	40	64	5,956
FUS	1,341	100	1,341	124,793
STR	48	10	5	465

TOTALS	3,352		2,856	265,779
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2019
2	0810	CONCRETE A	0 100	0	0	911.00	SF	6.50	6.50	100	2019
3	0476	VF 6 SBPL	0 100	0	0	144.00	LF	32.00	32.00	100	2019
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

REVIEW DATE	07/16/2019	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,856	104.1520	94.00	268,464	2019	2019	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2382 HX Base Yr 2022											

95418 WOODBRIDGE PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0 100	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	
2	0810	CONCRETE A	0 100	0	0	911.00	SF	6.50	6.50	100	2019	2019	3	99	5,862	
3	0476	VF 6 SBPL	0 100	0	0	144.00	LF	32.00	32.00	100	2019	2019	3	96	4,424	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

TOTAL OB/XF											
10,728											

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,779	
TOTAL MARKET OB/XF VALUE		10,728	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		351,507	
SOH/AGL Deduction		39,238	
ASSESSED VALUE		312,269	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		262,269	
TOTAL JUST VALUE		351,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,174	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812386	CO ISSUED	0	05/28/2019
B1812386	NEW CONSTR	326,586	12/20/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2510/0902	10/15/2021	WD	Q	I	01
GRANTOR: JOHNSON STEPHEN GREGG					SALE PRICE
GRANTEE: TURNER SCOTT ANDREW					418,000
2281/1334	6/11/2019	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					284,900
GRANTEE: JOHNSON STEPHEN GRE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W17 FSP=[YR=2019] N10 W16 S10 E16\$ W18 S47 E11 FOP=[YR=2019] E5 N5 FGR=[YR=2019] E19 N3 E11 N23 W14 S4 W17 S22 E1\$ W1 N8 W4 S13\$ N13 E4 N14 E17 N4 E3 N16\$ PTR= E25 FUS=[YR=2019] E35 S15 STR=[YR=2019] S4 W12 N4 E12\$ W12 S4 E12 S20 W23 S2 W12 N41\$ W25\$.											