

LOT 16
IN OR 2238/227
VILLAGES OF WOODBRIDGE PH 3

DEBERRY BRANDY NICHOLE
95432 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0016-0000



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 60
Interior Floo	14	CARPET 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

NEIGHBORHOOD/LOC 4068.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	183,205
FGR	441	55	243	24,515
FOP	24	30	7	706
FOP	224	30	67	6,759
TOTALS	2,505		2,133	215,185

TOTALS		2,505		2,133		215,185	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	113.4840	102.42	218,462	2018	2018	0	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1816 HX Base Yr 2019												
FOP 2018												
BAS 2018												
FGR 2018												
FOP 2018												

95432 WOODBRIDGE PKWY, FERNANDINA BEACH												
BLD DATE 05/18/2023 MLU												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		215,185	
TOTAL MARKET OB/XF VALUE		3,270	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		293,455	
SOH/AGL Deduction		108,383	
ASSESSED VALUE		185,072	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		135,072	
TOTAL JUST VALUE		293,455	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811065	CO ISSUED	0	11/05/2018
B1807294	NEW CONSTR	242,462	07/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2238/0227	11/15/2018	SW	Q	I	01	231,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DEBERRY BRANDY NICH						
2185/0629	3/23/2018	SW	Q	V	05	1,023,300
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2018] W19 FOP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S59 E10 N2 FOP=[YR=2018] E4 FGR=[YR=2018] E21 N21 W21 S21\$ N6 W4 S6\$ N6 E4 N15 E21 N50\$.												