LOT 18
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SJOGREN RICHARD
95436 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0018-0000

BUILDING CHARACTERISTICS

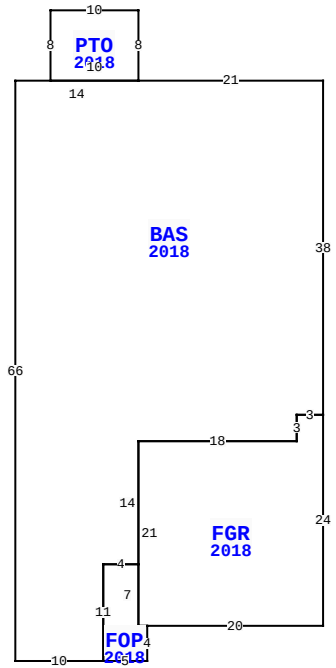
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,732	100	1,732	164,477
FGR	450	55	248	23,551
FOP	48	30	14	1,330
PTO	80	5	4	380
TOTALS	2,310		1,998	189,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	106.8200	96.41	192,627	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1732 HX Base Yr 2021



95436 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		189,738
TOTAL MARKET OB/XF VALUE		3,270
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		268,008
SOH/AGL Deduction		72,071
ASSESSED VALUE		195,937
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,937
TOTAL JUST VALUE		268,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806214	CO ISSUED	0	10/23/2018
B1806214	NEW CONSTR	234,784	06/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/0251	8/07/2020	WD	Q	I	01	251,000
GRANTOR: SMITH CALVIN D & NANC						
GRANTEE: SJOGREN RICHARD						
2282/1921	6/10/2019	WD	Q	I	01	239,000
GRANTOR: IRISH STEPHEN L & EIL						
GRANTEE: SMITH CALVIN D & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W21 PTO=[YR=2018] N8 W10 S8 E10$ W14 S66 E10 FOP=[YR=2018] E5 N4 FGR=[YR=2018] E20 N24 W3 S3 W18 S21 E1$ W1 N7 W4 S11$ N11 E4 N14 E18 N3 E3 N38$.

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	608.00	SF	5.20	5.20	100	2018	2018	3	98	3,098	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	98	172	

LAND DESCRIPTION

TOTAL OB/XF 3,270

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/20/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS