LOT 24
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

CHANCEY REBECCA C
95448 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0024-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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

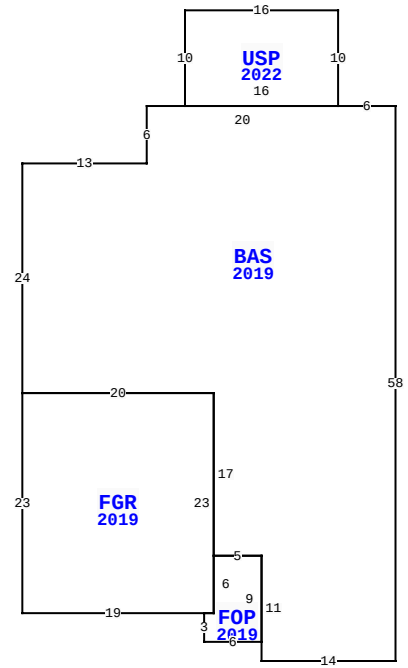
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	1,569	153,871
FGR	460	55	253	24,811
FOP	48	30	14	1,373
USP	160	30	48	4,707
TOTALS	2,237		1,884	184,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	109.7600	99.06	186,629	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1569 HX Base Yr 2022



95448 WOODBRIDGE PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,763
TOTAL MARKET OB/XF VALUE		6,735
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		266,498
SOH/AGL Deduction		25,783
ASSESSED VALUE		240,715
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,715
TOTAL JUST VALUE		266,498
NCON VALUE		8,338
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017023	ADDITION	4,589	12/09/2021
C1900449	CO ISSUED	0	05/14/2019
B1900449	NEW CONSTR	212,542	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/1826	5/11/2021	WD	Q	I	02	289,000
GRANTOR: ESTES JORDAN PAUL & E						
GRANTEE: CHANCEY REBECCA C						
2277/1263	5/28/2019	SW	Q	I	01	212,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ESTES JORDAN PAUL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W6 USP=[YR=2022] N10 W16 S10 E16$ W20 S6 W13 S24 FGR=[YR=2019] S23 E19FOP=[YR=2019] S3 E6 N9 W5 S6 W1$ E1 N23 W20$ E20 S17 E5 S11 E14 N58$.

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	642.00	SF	5.20	5.20	100	2019	2019	3	99	3,305	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2019	2019	3	99	193	
3	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2021	2021	3	99	2,376	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
5	0479	VF PICKET	0	100	0	0	57.00	LF	10.00	10.00	100	2021	2021	3	99	564	

LAND DESCRIPTION

TOTAL OB/XF 6,735

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 08/08/2022 BY KWWW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS