

LOT 27
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

BEALE JOSHUA T/GROSSMAN BREANNA K
95454 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	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	1,558	100	1,558	154,150
FGR	460	55	253	25,032
FOP	57	30	17	1,682
FOP	160	30	48	4,749
TOTALS	2,235		1,876	185,612

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,876	110.7400	99.94	187,487	2019	2019	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2020 Heated Area: 1558 HX Base Yr 2020											
95454 WOODBRIDGE PKWY, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			185,612
TOTAL MARKET OB/XF VALUE			4,318
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			264,930
SOH/AGL Deduction			71,766
ASSESSED VALUE			193,164
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			143,164
TOTAL JUST VALUE			264,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012716	CO ISSUED	0	12/13/2019
B1909387	NEW CONSTR	218,550	09/06/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2328/0672	12/19/2019	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: BEALE JOSHUA T & BR					
2285/1160	6/25/2019	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

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	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	99	174	
2	0810	CONCRETE A	0 100	0	0	644.00	SF	6.50	6.50	100	2019	2019	3	99	4,144	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00