

LOT 35
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

LARKIN RICHARD J JR
95470 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0035-0000



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

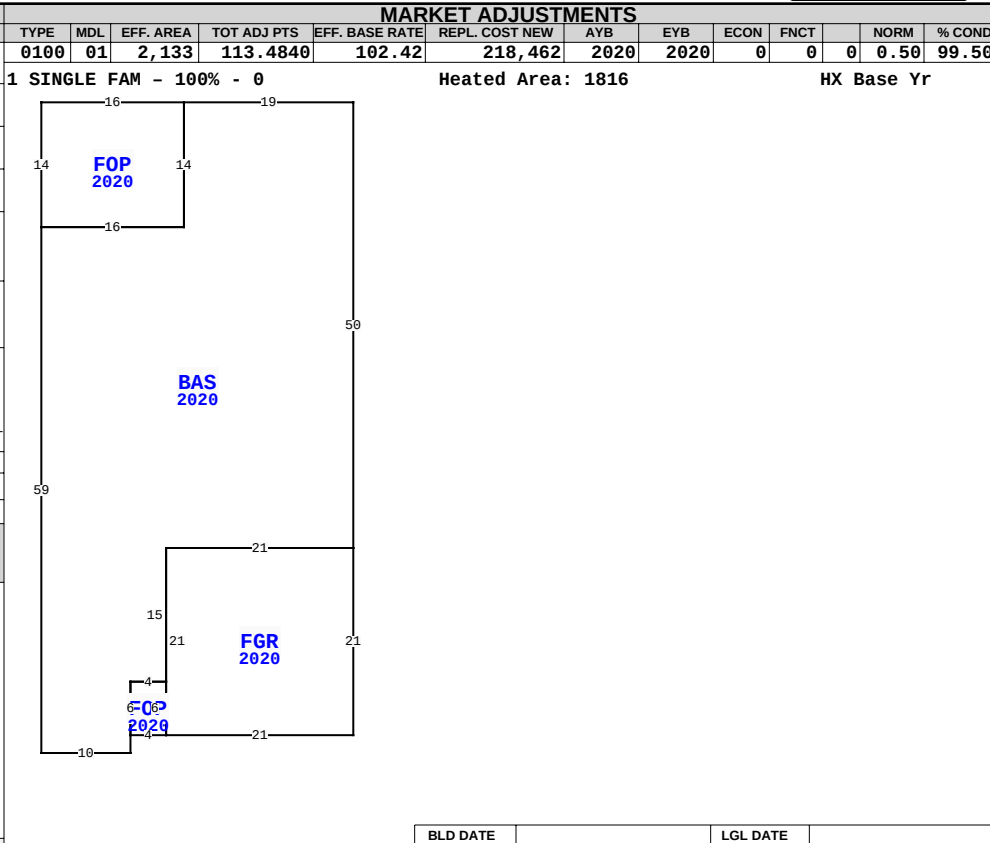
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	185,065
FGR	441	55	243	24,764
FOP	24	30	7	713
FOP	224	30	67	6,828
TOTALS	2,505		2,133	217,370

EXTRA FEATURES

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	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	99	116	
2	0811	CONCRETE B	0 100	0	0	816.00	SF	5.20	5.20	100	2020	2020	3	99	4,201	

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



95470 WOODBRIDGE PKWY, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
18.00	SF	6.50	6.50	100	2020	2020	3	99	116	
816.00	SF	5.20	5.20	100	2020	2020	3	99	4,201	

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										217,370	
TOTAL MARKET OB/XF VALUE										4,317	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										296,687	
SOH/AGL Deduction										79,558	
ASSESSED VALUE										217,129	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										167,129	
TOTAL JUST VALUE										296,687	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										257,714	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203160	CO ISSUED	0	09/03/2020
B203160	NEW CONSTR	250,048	04/28/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2629/1105	4/03/2023	WD	Q	I	01	405,000	
GRANTOR: MCPHERSON PEGGY LUCIN							
GRANTEE: LARKIN RICHARD J JR							
2401/0536	9/15/2020	SW	Q	I	01	244,200	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: MCPHERSON PEGGY L &							

BUILDING NOTES

BAS=[YR=2020] W19 FOP=[YR=2020] W16 S14 E16 N14\$ S14 W16
S59 E10 N2 FOP=[YR=2020] E4 FGR=[YR=2020] E21 N21 W21 S21\$
N6 W4 S6\$ N6 E4 N15 E21 N50\$.