LOT 44
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

POMEROY PETER ALAN & MONICA L
95449 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0044-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

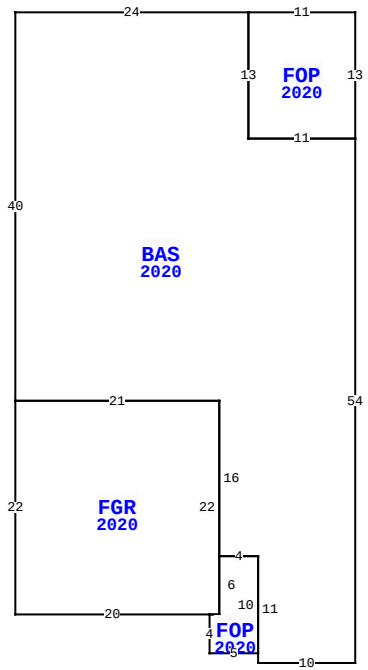
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	161,296
FGR	462	55	254	25,751
FOP	44	30	13	1,318
FOP	143	30	43	4,359
TOTALS	2,240		1,901	192,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	112.8960	101.89	193,693	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1591 HX Base Yr 2021



95449 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		192,725
TOTAL MARKET OB/XF VALUE		3,449
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		271,174
SOH/AGL Deduction		74,052
ASSESSED VALUE		197,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,122
TOTAL JUST VALUE		271,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107847	SOLAR PANELS	27,778	08/01/2021
C2000406	CO ISSUED	0	04/23/2020
B2000406	NEW CONSTR	222,570	01/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2371/0582	6/22/2020	SW	Q	I	01	239,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: POMEROY PETER ALAN						
2285/1160	6/25/2019	SW	Q	V	05	552,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W11 BAS=[YR=2020] W24 S40 FGR=[YR=2020] S22 E20 FOP=[YR=2020] S4 E5 N10 W4 S6 W1$ E1 N22 W21$ E21 S16 E4 S11 E10 N54 W11 N13 $ S13 E11 N13$.

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2020	2020	3	99	3,295	

LAND DESCRIPTION

TOTAL OB/XF 3,449

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	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							

REVIEW DATE 02/10/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS