LOT 48
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SMITH JENNIFER E
95441 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0048-0000

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 50
Interior Floo	14	CARPET 50
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

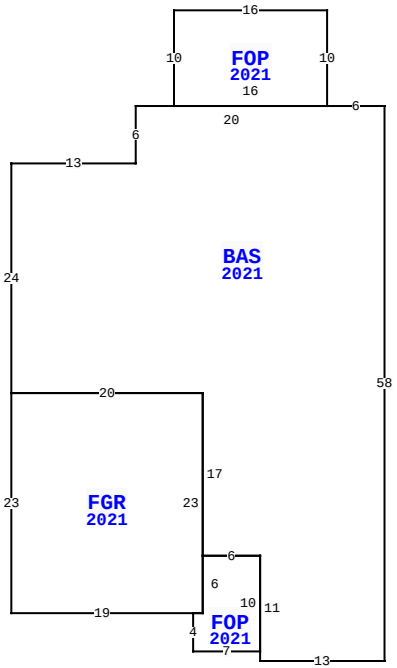
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	160,536
FGR	460	55	253	26,069
FOP	64	30	19	1,958
FOP	160	30	48	4,946
TOTALS	2,242		1,878	193,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	114.1700	103.04	193,509	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 1558 HX Base Yr



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

95441 WOODBRIDGE PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	193,509
TOTAL MARKET OB/XF VALUE	3,120
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	271,629
SOH/AGL Deduction	12,745
ASSESSED VALUE	258,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,884
TOTAL JUST VALUE	271,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103174	CO ISSUED	0	09/15/2021
B2103174	NEW CONSTR	221,496	03/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0359	9/15/2021	SW	Q	I	01	263,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH JENNIFER E						
2264/0036	3/25/2019	SW	Q	V	05	566,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W6 FOP=[YR=2021] N10 W16 S10 E16$ W20 S6 W13 S24 FGR=[YR=2021] S23 E19 FOP=[YR=2021] S4 E7 N10 W6 S6 W1$ E1 N23 W20$ E20 S17 E6 S11 E13 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	0	0	0	600.00	SF	5.20	5.20	100	2021	2021	3	100	3,120	

LAND DESCRIPTION

TOTAL OB/XF 3,120

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/09/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS