LOT 95
IN OR 2242/989
VILLAGES OF WOODBRIDGE PH 3

SNAPP BLAKE & SARAH R
95425 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0095-0000

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

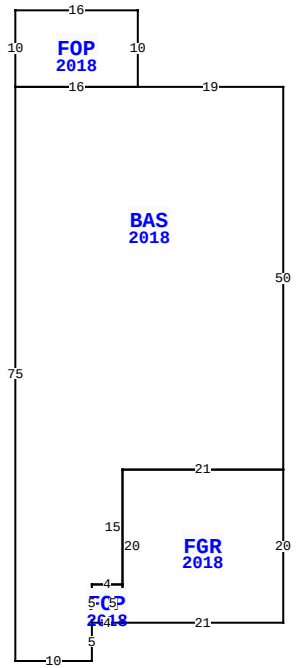
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,060	100	2,060	203,701
FGR	420	55	231	22,842
FOP	20	30	6	593
FOP	160	30	48	4,747
TOTALS	2,660		2,345	231,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,345	111.2300	100.39	235,415	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2060 HX Base Yr 2021



95425 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		231,884
TOTAL MARKET OB/XF VALUE		3,296
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		310,180
SOH/AGL Deduction		80,206
ASSESSED VALUE		229,974
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,974
TOTAL JUST VALUE		310,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811714	CO ISSUED	0	11/28/2018
B1808018	NEW CONSTR	267,867	08/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/0989	12/05/2018	SW	Q	I	01	240,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SNAPP BLAKE & SARAH						
2185/0629	3/23/2018	SW	Q	V	05	1,023,300
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FOP=[YR=2018] N10 W16 S10 E16$ W16 S75 E10 N5 FOP=[YR=2018] E4 FGR=[YR=2018] E21 N20 W21 S20$ N5 W4 S5$ N5 E4 N15 E21 N50$.

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	613.00	SF	5.20	5.20	100	2018	2018	3	98	3,124	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2018	2018	3	98	172	

LAND DESCRIPTION

TOTAL OB/XF 3,296

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 11/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS