LOT 97
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

HAZEL MISSY/
85047 SAGHARBOR COURT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0097-0000

BUILDING CHARACTERISTICS

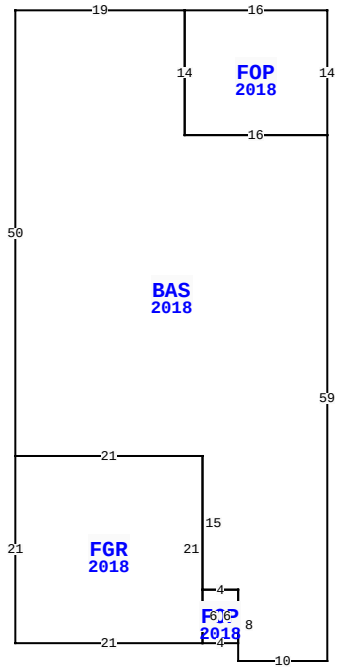
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,816	100	1,816	174,029
FGR	441	55	243	23,286
FOP	24	30	7	671
FOP	224	30	67	6,420
TOTALS	2,505		2,133	204,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	107.8000	97.29	207,520	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1816 HX Base Yr



95421 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	204,407
TOTAL MARKET OB/XF VALUE	3,095
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	282,502
SOH/AGL Deduction	45,431
ASSESSED VALUE	237,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,071
TOTAL JUST VALUE	282,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804428	CO ISSUED	0	08/31/2018
B1804428	NEW CONSTR	242,462	05/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/23/2020	CN	U	I	11	100
GRANTOR: BURCHILL JOAN A IRREV						
GRANTEE: HAZEL MISSY						
2223/1656	8/31/2018	SW	Q	I	01	216,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BURCHILL JOAN A IRR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W19 S50 FGR=[YR=2018] S21 E21 FOP=[YR=2018] E4 N6 W4 S6$ N21 W21$ E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

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	581.00	SF	5.20	5.20	100	2018	2018	3	98	2,961	
2	0810	CONCRETE A	0	0	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	98	134	

LAND DESCRIPTION

TOTAL OB/XF 3,095

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 10/10/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS