LOT 98
IN OR 2240/1246
VILLAGES OF WOODBRIDGE PH 3

HETCHKA COLIN J
95419 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0098-0000

BUILDING CHARACTERISTICS

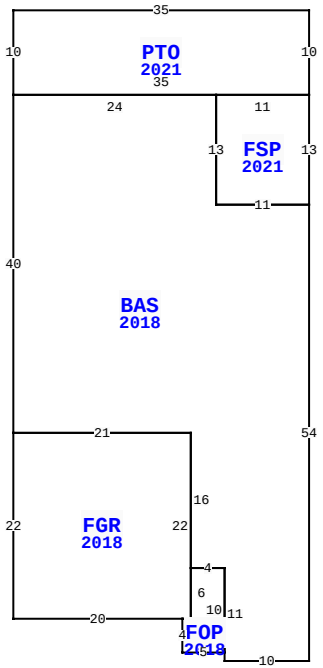
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	153,845
FGR	462	55	254	24,561
FOP	44	30	13	1,257
FSP	143	40	57	5,512
PTO	350	5	18	1,740
TOTALS	2,590		1,933	186,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	108.7800	98.17	189,763	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1591 HX Base Yr 2020



95419 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,917
TOTAL MARKET OB/XF VALUE	9,299
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	271,216
SOH/AGL Deduction	69,918
ASSESSED VALUE	201,298
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	151,298
TOTAL JUST VALUE	271,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101444	SCRN ENCLSR	12,654	02/08/2021
B1805658	CO ISSUED	0	10/09/2018
B1805658	NEW CONSTR	216,585	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/1246	11/26/2018	SW	Q	I	01	214,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HETCHKA COLIN J						
2185/0629	3/23/2018	SW	Q	V	05	1,023,300
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N10 W35 S10 E35$ FSP=[YR=2021] W11 BAS=[YR=2018] W24 S40 FGR=[YR=2018] S22 E20 FOP=[YR=2018] 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	0811	CONCRETE B	0	100	0	0	629.00	SF	5.20	5.20	100	2018	2018	3	98	3,205	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	98	153	
3	0911	SCRN RM A	0	100	35	10	350.00	SF	17.50	17.50	100	2021	2021	3	97	5,941	

LAND DESCRIPTION

TOTAL OB/XF 9,299

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 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