LOT 99
IN OR 2236/35
VILLAGES OF WOODBRIDGE PH 3

WILLIAMS RISA C
95417 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0099-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

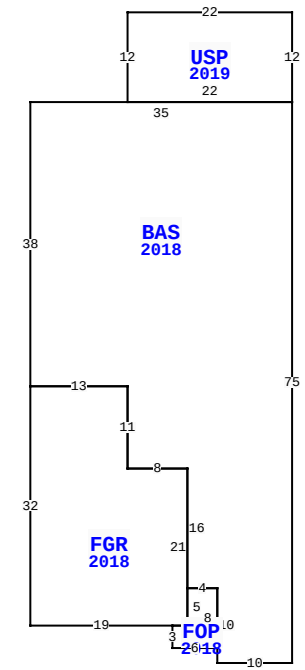
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	186,644
FGR	584	55	321	31,600
FOP	38	30	11	1,083
USP	264	30	79	7,777
TOTALS	2,782		2,307	227,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,307	110.7400	99.94	230,562	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1896 HX Base Yr 2019



95417 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		227,104
TOTAL MARKET OB/XF VALUE		3,013
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		305,117
SOH/AGL Deduction		86,970
ASSESSED VALUE		218,147
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		163,147
TOTAL JUST VALUE		305,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B190997	SCRN ENCLSRE	6,309	02/01/2019
B1805015	CO ISSUED	0	10/23/2018
B1805015	NEW CONSTR	254,652	05/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/0035	11/07/2018	SW	Q	I	01	259,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WILLIAMS RISA C						
2185/0629	3/23/2018	SW	Q	V	05	1,023,300
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2019] N12 W22 S12 E22$ BAS=[YR=2018] W35 S38 FGR=[YR=2018] S32 E19 FOP=[YR=2018] S3 E6 N8 W4 S5 W2$ E2 N21 W8 N11 W13$ E13 S11 E8 S16 E4 S10 E10 N75$.

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	565.00	SF	5.20	5.20	100	2018	2018	3	98	2,879	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	98	134	

LAND DESCRIPTION

TOTAL OB/XF 3,013

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 07/19/2019 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS