

LOT 111
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

RICHMOND AMERICAN HOMES OF FLORIDA LP
10255 FORTUNE PARKWAY STE 150
JACKSONVILLE, FL 32256

2023

41-2N-28-1140-0111-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4												
																	VALUATION SUMMARY												
VALUATION BY																	STANDARD												
Tax Group: 4																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	0												
TOTAL LAND VALUE - MARKET																	75,000												
TOTAL MARKET VALUE																	75,000												
SOH/AGL Deduction																	26,600												
ASSESSED VALUE																	48,400												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	48,400												
TOTAL JUST VALUE																	75,000												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	65,000												
DOR CODE																	0000 VACANT												
MAP NUM																	MKT AREA 04												
NEIGHBORHOOD/LOC																	4068.100												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																	BLD DATE XF DATE INC DATE												
EXTRA FEATURES																	95405 WOODBRIDGE PKWY, FERNANDINA BEACH												
L N	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	LGL DATE LAND DATE AG DATE 05/18/2023 MLU													
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
LAND DESCRIPTION																	TOTAL OB/XF 0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
REVIEW DATE 05/18/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													