

LOT 68
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

WATKINS SEAN
95316 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0068-0000



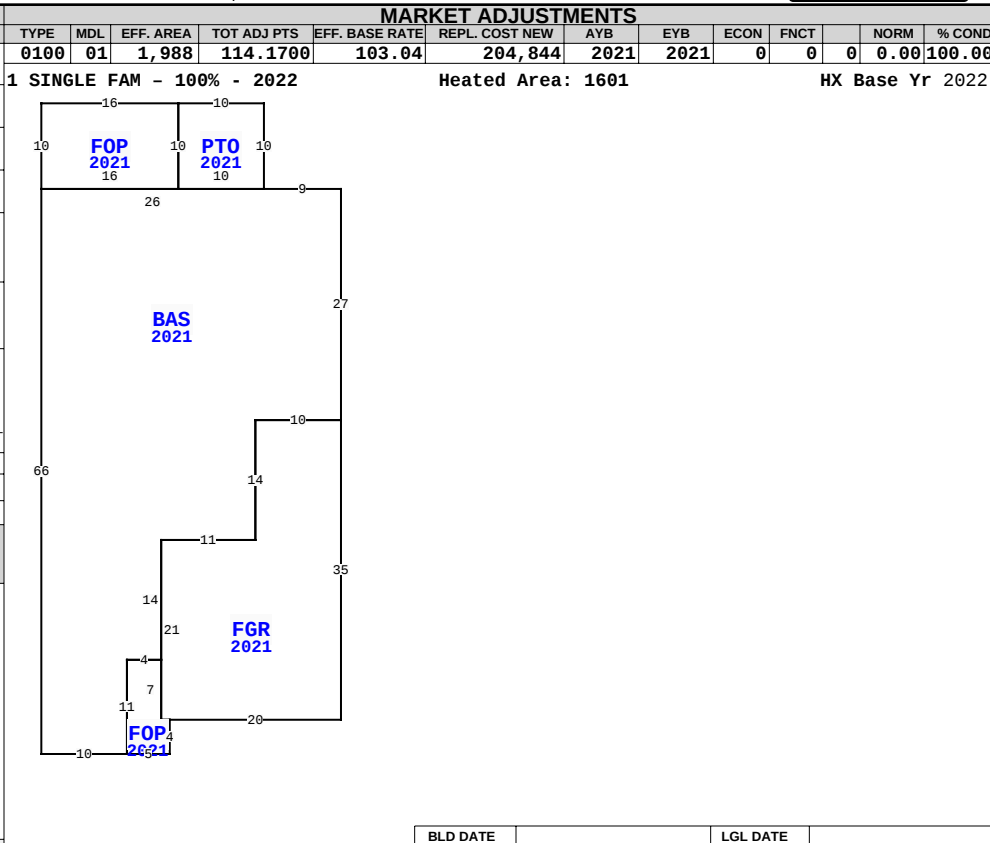
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,601	100	1,601	164,967
FGR	581	55	320	32,973
FOP	48	30	14	1,443
FOP	160	30	48	4,946
PTO	100	5	5	515
TOTALS	2,490		1,988	204,844

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2021
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2021
3	0462	ST/AL FNC	0	100	0	0	75.00	SF	10.00	10.00	100	2021
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021
5	0479	VF PICKET	0	100	0	0	45.00	LF	10.00	10.00	100	2021

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00



95316 COLLEGE PKWY, FERNANDINA BEACH												
TOTAL OB/XF 4,879												
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,988	114.1700	103.04	204,844	2021	2021	0	0	0.00	100.00

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,844
TOTAL MARKET OB/XF VALUE		4,879
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		284,723
SOH/AGL Deduction		31,082
ASSESSED VALUE		253,641
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		203,641
TOTAL JUST VALUE		284,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011906	CO ISSUED	0	04/15/2021
B2011906	NEW CONSTR	229,510	12/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2454/1964	4/21/2021	SW	Q	I	01	287,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WATKINS SEAN						
2397/1030	10/01/2020	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2021] W9 PTO=[YR=2021] N10 W10 FOP=[YR=2021] W16 S10 E16 N10\$ S10 E10\$ W26 S66 E10 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E20 N35 W10 S14 W11 S21 E1\$ W1 N7 W4 S11\$ N11 E4 N14 E11 N14 E10 N27\$.												