LOT 72
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

KANE MALLORY PAIGE
95284 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0072-0000

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

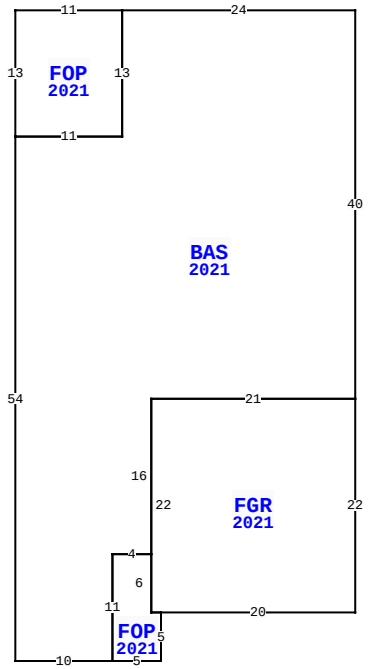
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	156,188
FGR	462	55	254	24,935
FOP	49	30	15	1,473
FOP	143	30	43	4,221
TOTALS	2,245		1,903	186,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	108.7800	98.17	186,818	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1591 HX Base Yr 2023



95284 COLLEGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,818
TOTAL MARKET OB/XF VALUE		3,692
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		265,510
SOH/AGL Deduction		0
ASSESSED VALUE		265,510
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,510
TOTAL JUST VALUE		265,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010415	CO ISSUED	0	04/28/2021
B2010415	NEW CONSTR	222,570	10/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1192	4/28/2021	SW	Q	I	01	273,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KANE MALLORY PAIGE						
2397/1030	10/01/2020	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 FOP=[YR=2021] W11 S13 E11 N13$ S13 W11 S54 E10 FOP=[YR=2021] E5 N5 FGR=[YR=2021] E20 N22 W21 S22 E1$ W1 N6 W4 S11$ N11 E4 N16 E21 N40$.

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	100	156	
2	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2021	2021	3	100	3,536	

LAND DESCRIPTION

TOTAL OB/XF 3,692

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/03/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS