LOT 73
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

LEE TRICIA M
95276 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0073-0000

BUILDING CHARACTERISTICS

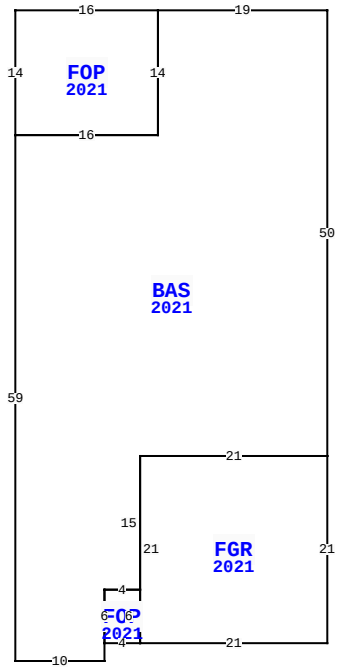
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,816	100	1,816	178,277
FGR	441	55	243	23,855
FOP	24	30	7	687
FOP	224	30	67	6,577
TOTALS	2,505		2,133	209,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	108.7800	98.17	209,397	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 1816 HX Base Yr



95276 COLLEGE 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	209,397
TOTAL MARKET OB/XF VALUE	9,341
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	293,738
SOH/AGL Deduction	15,493
ASSESSED VALUE	278,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,245
TOTAL JUST VALUE	293,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010414	CO ISSUED	0	03/30/2021
B2010414	NEW CONSTR	250,048	10/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2450/0455	3/31/2021	SW	Q	I	01	295,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LEE TRICIA M						
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] W19 FOP=[YR=2021] W16 S14 E16 N14$ S14 W16 S59 E10 N2 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N21 W21 S21$ N6 W4 S6$ N6 E4 N15 E21 N50$.

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	0	10	3	30.00	SF	6.50	6.50	100	2021	2021	3	100	195	
2	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	2021	2021	3	100	3,016	
3	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	100	2021	2021	3	99	4,942	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	
5	0479	VF PICKET	0	0	0	0	60.00	LF	10.00	10.00	100	2021	2021	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 9,341

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	0			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