LOT 2
IN OR 2167/1644
VILLAGES OF WOODBRIDGE PH 3

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

2024

41-2N-28-1140-0002-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

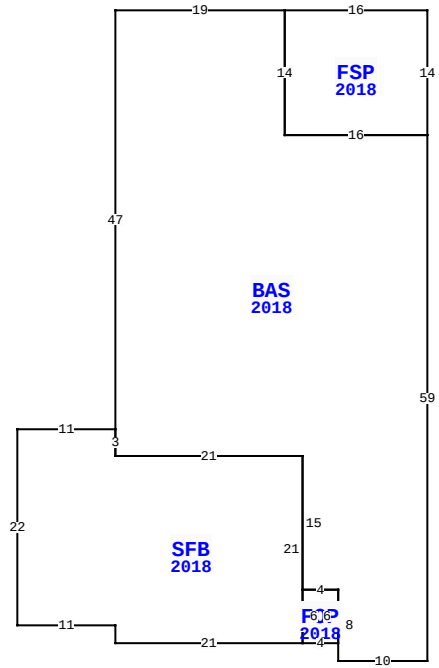
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	216,142
FOP	24	30	7	833
FSP	224	40	90	10,712
SFB	683	80	546	64,986
TOTALS	2,747		2,459	292,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,459	127.8432	121.45	298,646	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 2362 HX Base Yr



95404 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	292,673
TOTAL MARKET OB/XF VALUE	25,659
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	393,332
SOH/AGL Deduction	49,907
ASSESSED VALUE	343,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,425
TOTAL JUST VALUE	393,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1711418	CO ISSUED	0	04/09/2018
B1711418	NEW CONSTR	243,080	12/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2167/1644	12/29/2017	WD	Q	V	05	198,000

GRANTOR: WOODBRIDGE NASSAU LLC
GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W19 S47 SFB=[YR=2018] W11 S22 E11 S2 E21 FOP=[YR=2018] E4 N6 W4 S6$ N21 W21 N3$ S3 E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

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	0855	CONC PAVER	0	0	0	0	376.00	SF	7.00	7.00	100	2018	2018	3	97	2,553	
2	0462	ST/AL FNC	0	0	0	0	264.00	SF	10.00	10.00	100	2018	2018	3	87	2,297	
3	0855	CONC PAVER	0	0	0	0	2,814.00	SF	7.00	7.00	100	2018	2018	3	97	19,107	
4	0810	CONCRETE A	0	0	15	18	270.00	SF	6.50	6.50	100	2018	2018	3	97	1,702	

LAND DESCRIPTION

TOTAL OB/XF 25,659

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS