LOT 4
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

TOSCANI NICO
95408 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0004-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

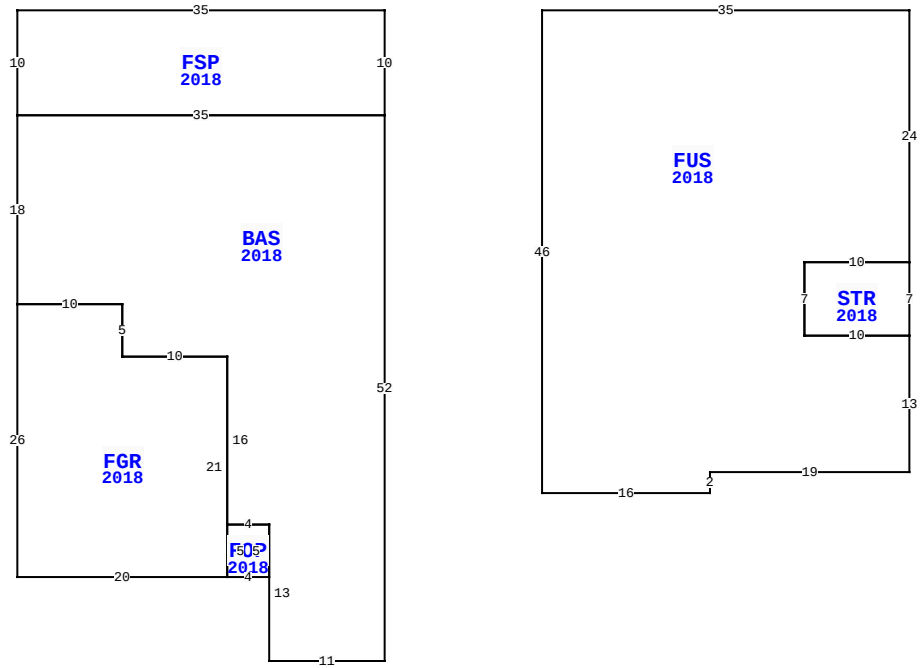
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	133,171
FGR	470	55	258	30,192
FOP	20	30	6	702
FSP	350	40	140	16,383
FUS	1,502	100	1,502	175,767
STR	70	10	7	819
TOTALS	3,550		3,051	357,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,051	125.6904	119.41	364,320	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 2640 HX Base Yr



95408 WOODBRIDGE 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	357,034
TOTAL MARKET OB/XF VALUE	4,799
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	436,833
SOH/AGL Deduction	49,016
ASSESSED VALUE	387,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,817
TOTAL JUST VALUE	436,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1711416	CO ISSUED	0	04/09/2018
B1711416	NEW CONSTR	337,436	12/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	5/10/2024	CN	Q	I	01	480,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: TOSCANI NICO						
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] W35 S10 BAS=[YR=2018] S18 FGR=[YR=2018] S26 E20 FOP=[YR=2018] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52 W35$ E35 N10$ PTR=E15 FUS=[YR=2018] E35 S24 STR=[YR=2018] S7 W10 N7 E10$ W10 S7 E10 S13 W19 S2 W16 N46$ W15 $.

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	184.00	SF	7.00	7.00	100	2018	2018	3	97	1,249	
2	0462	ST/AL FNC	0	0	0	0	408.00	SF	10.00	10.00	100	2018	2018	3	87	3,550	

LAND DESCRIPTION

TOTAL OB/XF 4,799

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