

LOT 6
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

TULLY JULIE R
9242 SHAD CREEK DR
JACKSONVILLE, FL 32226

2024

41-2N-28-1140-0006-0000



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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC	4068.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2,039	235,828
FGR	441	55	243	28,105
FOP	38	30	11	1,273
PTO	15	5	1	115

TOTALS	2,533		2,294	265,322
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50
2	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,294	122.3530	116.24	266,655	2021	2021	0	0	0.50	99.50	
1 SINGLE FAM - 0% - 0 Heated Area: 2039 HX Base Yr												

95412 WOODBRIDGE PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	2021	2021	3	99	3,295	

TOTAL OB/XF													3,449
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					265,322
TOTAL MARKET OB/XF VALUE					3,449
TOTAL LAND VALUE - MARKET					75,000
TOTAL MARKET VALUE					343,771
SOH/AGL Deduction					19,966
ASSESSED VALUE					323,805
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					323,805
TOTAL JUST VALUE					343,771
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					308,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011194	CO ISSUED	0	04/22/2021
B2011194	NEW CONSTR	272,876	11/16/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2456/0399	4/23/2021	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: TULLY JULIE R					
2327/0137	12/18/2019	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W6 PT0=[YR=2021] N3 W5 S3 E5\$ W29 S49 FGR=[YR=2021] S21 E19 FOP=[YR=2021] S3 E6 N8 W4 S5 W2\$ E2 N21 W21\$ E21 S16 E4 S10 E10 N75\$.									