

LOT 9
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

TURNER SCOTT A & RUTH M
95418 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4068.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	1,041	111,602
FGR	705	55	388	41,597
FOP	57	30	17	1,822
FSP	160	40	64	6,862
FUS	1,341	100	1,341	143,765
STR	48	10	5	536

TOTALS	3,352		2,856	306,184
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2019
2	0810	CONCRETE A	0 100	0	0	911.00	SF	6.50	6.50	100	2019
3	0476	VF 6 SBPL	0 100	0	0	144.00	LF	32.00	32.00	100	2019
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	07/16/2019	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,856	114.5672	108.84	310,847	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2382 HX Base Yr 2022											

95418 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	0 100	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	98	153	
2	0810	CONCRETE A	0 100	0	0	911.00	SF	6.50	6.50	100	2019	2019	3	98	5,803	
3	0476	VF 6 SBPL	0 100	0	0	144.00	LF	32.00	32.00	100	2019	2019	3	95	4,378	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

TOTAL OB/XF											
10,619											

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		306,184	
TOTAL MARKET OB/XF VALUE		10,619	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		391,803	
SOH/AGL Deduction		70,166	
ASSESSED VALUE		321,637	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		271,637	
TOTAL JUST VALUE		391,803	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,507	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812386	CO ISSUED	0	05/28/2019
B1812386	NEW CONSTR	326,586	12/20/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/0902	10/15/2021	WD	Q	I	01	418,000
GRANTOR: JOHNSON STEPHEN GREGG						
GRANTEE: TURNER SCOTT ANDREW						
2281/1334	6/11/2019	SW	Q	I	01	284,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JOHNSON STEPHEN GRE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W17 FSP=[YR=2019] N10 W16 S10 E16\$ W18 S47 E11 FOP=[YR=2019] E5 N5 FGR=[YR=2019] E19 N3 E11 N23 W14 S4 W17 S22 E1\$ W1 N8 W4 S13\$ N13 E4 N14 E17 N4 E3 N16\$ PTR= E25 FUS=[YR=2019] E35 S15 STR=[YR=2019] S4 W12 N4 E12\$ W12 S4 E12 S20 W23 S2 W12 N41\$ W25\$.											