LOT 13
IN OR 2229/439
VILLAGES OF WOODBRIDGE PH 3

DAMPIER MARCUS D SR
95426 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

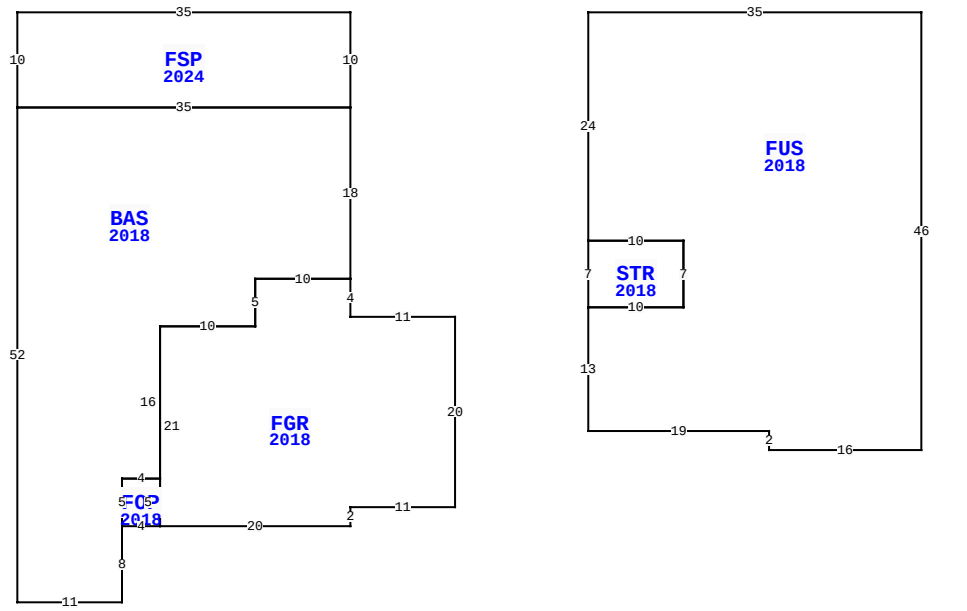
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	116,866
FGR	690	55	380	39,024
FOP	20	30	6	616
FSP	350	40	140	14,378
FUS	1,502	100	1,502	154,247
STR	70	10	7	719
TOTALS	3,770		3,173	325,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,173	110.3080	104.79	332,499	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2640 HX Base Yr 2019



95426 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		325,849
TOTAL MARKET OB/XF VALUE		5,725
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		406,574
SOH/AGL Deduction		172,740
ASSESSED VALUE		233,834
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,834
TOTAL JUST VALUE		406,574
NCON VALUE		14,378
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805013	CO ISSUED	0	09/24/2018
B1805013	NEW CONSTR	355,264	05/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2229/0439	10/05/2018	SW	Q	I	01	279,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DAMPIER MARCUS D SR						
2185/0629	3/23/2018	SW	Q	V	05	1,023,300
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	100	0	0	884.00	SF	6.50	6.50	100	2018	2018	3	97	5,574	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	

BUILDING DIMENSIONS

FUS=[YR=2018;ORIG=25,0] E35 S46 W16 N2 W19 N13 E10 N7 W10 N24 $
BAS=[YR=2018;ORIG=-35,10] S52 E11 N8 N5 E4 N16 E10 N5 E10 N18 W35 $
FGR=[YR=2018;ORIG=-20,54] E20 N2 E11 N20 W11 N4 W10 S5 W10 S21 $
STR=[YR=2018;ORIG=25,31] N7 E10 S7 W10 $
FOP=[YR=2018;ORIG=-24,54] E4 N5 W4 S5 $
PTR=[ORIG=0,0] E25 W25 $
FSP=[YR=2024;ORIG=-35,10] E35 N10 W35 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,725

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	000000	C	VAC RES	100		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