LOT 17
IN OR 2238/187
VILLAGES OF WOODBRIDGE PH 3

BINGHAM DENNIS E & MARYLOU P
95434 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0017-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

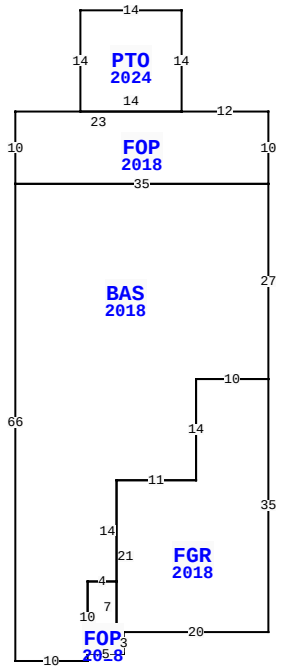
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	1,601	189,282
FGR	581	55	320	37,833
FOP	43	30	13	1,537
FOP	350	30	105	12,414
PTO	196	5	10	1,182
TOTALS	2,771		2,049	242,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	126.9884	120.64	247,191	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1601 HX Base Yr 2019



95434 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		242,247
TOTAL MARKET OB/XF VALUE		3,984
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		321,231
SOH/AGL Deduction		109,618
ASSESSED VALUE		211,613
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		156,613
TOTAL JUST VALUE		321,231
NCON VALUE		1,182
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811059	CO ISSUED	0	11/05/2018
B1807488	NEW CONSTR	227,276	07/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2238/0187	11/19/2018	SW	Q	I	01	248,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BINGHAM DENNIS E &						
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	608.00	SF	6.50	6.50	100	2018	2018	3	97	3,833	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-35,10] S66 E10 N1 N10 E4 N14 E11 N14 E10 N27 W35 $
FGR=[YR=2018;ORIG=-20,72] E20 N35 W10 S14 W11 S21 E1 $
FOP=[YR=2018;ORIG=0,0] W12 W23 S10 E35 N10 $
FOP=[YR=2018;ORIG=-25,75] E5 N3 W1 N7 W4 S10 $
PTO=[YR=2024;ORIG=-12,0] W14 N14 E14 S14 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,984

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	000134	C	SFR POND	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