

SJOGREN RICHARD
95436 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

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	08	SHT VINYL 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	1,732	100	1,732	189,476
FGR	450	55	248	27,130
FOP	48	30	14	1,532
PTO	261	5	13	1,422
TOTALS	2,491		2,007	219,560

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,007	117.5020	111.63	224,041	2018	2018	0	0	2.00	98.00		
1 SINGLE FAM13.3100% - 2021 Heated Area: 1732 HX Base Yr 2021													

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					219,560				
TOTAL MARKET OB/XF VALUE					6,287				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					300,847				
SOH/AGL Deduction					93,991				
ASSESSED VALUE					206,856				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					156,856				
TOTAL JUST VALUE					300,847				
NCON VALUE					7,709				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					268,008				

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2386/0251	8/07/2020	WD Q	I		01	251,000
GRANTOR:SMITH CALVIN D & NANC						
GRANTEE:SJOGREN RICHARD						
2282/1921	6/10/2019	WD Q	I		01	239,000
GRANTOR:IRISH STEPHEN L & EIL						
GRANTEE:SMITH CALVIN D & NA						

BUILDING NOTES													
BAS=[YR=2018;ORIG=0,0] W15 W20 S66 E10 N11 E4 N14 E18 N3 E3 N38 \$ FGR=[YR=2018;ORIG=-20,62] E20 N24 W3 S3 W18 S21 E1 \$ FOP=[YR=2018;ORIG=-25,66] E5 N4 W1 N7 W4 S11 \$ PTO=[YR=2024;ORIG=-35,0] E20 N12 W12F90 W8 S12 \$.													

LAND DESCRIPTION														TOTAL OB/XF										6,287									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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