LOT 22
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

NGUYEN DUNG T & MY VAN L/E/
95444 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

**2024**

**41-2N-28-1140-0022-0000**

## BUILDING CHARACTERISTICS

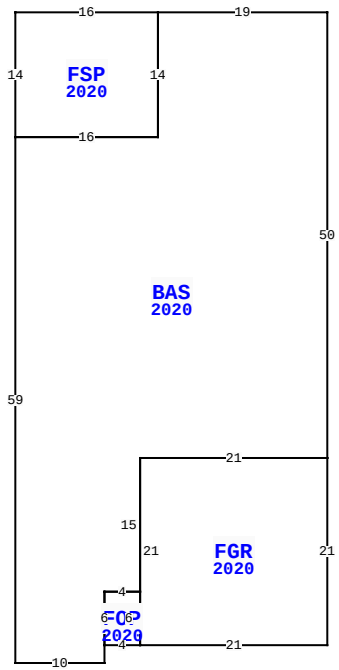
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,816 | 100 | 1,816 | 217,449 |
| FGR | 441 | 55 | 243 | 29,097 |
| FOP | 24 | 30 | 7 | 839 |
| FSP | 224 | 40 | 90 | 10,777 |
| TOTALS | 2,505 | | 2,156 | 258,160 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,156 | 127.3118 | 120.95 | 260,768 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1816 HX Base Yr 2021




95444 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 | | 258,160 |
| TOTAL MARKET OB/XF VALUE | | 2,368 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 335,528 |
| SOH/AGL Deduction | | 106,512 |
| ASSESSED VALUE | | 229,016 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 179,016 |
| TOTAL JUST VALUE | | 335,528 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 301,436 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1912392 | CO ISSUED | 0 | 03/11/2020 |
| 19012392 | NEW CONSTR | 250,048 | 12/04/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2580/1384 | 7/16/2022 | LE | U | I | 11 | 100 |
| GRANTOR: NGUYEN DUNG T & MY VA | | | | | | |
| GRANTEE: NGUYEN PHUONG MY | | | | | | |
| 2350/1180 | 3/20/2020 | SW | Q | I | 01 | 242,600 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: NGUYEN DUNG T & MY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W19 FSP=[YR=2020] W16 S14 E16 N14 $ S14 W16 S59 E10 N2 FOP=[YR=2020] E4 FGR=[YR=2020] E21 N21 W21 S21 $ N6 W4 S6 $ N6 E4 N15 E21 N50 $.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 460.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 2,368 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,368

| 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 | 000100 | C | SFR | 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 08/17/2020 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS