

LOT 25
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

MITCHELL DEVON & LAUREN
95450 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0025-0000



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 100
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	1,874	100	1,874	230,626
FGR	420	55	231	28,428
FOP	16	30	5	616
FOP	190	30	57	7,015
TOTALS	2,500		2,167	266,684

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	0811	CONCRETE B	0	100	0	0		642.00	SF 5.20	100	2019	2019	3	98	3,272	
2	0810	CONCRETE A	0	100	0	0		24.00	SF 6.50	100	2019	2019	3	98	153	

LAND DESCRIPTION			TOTAL OB/XF 3,425													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	131.5160	124.94	270,745	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2021

Heated Area: 1874

HX Base Yr 2021

The site map shows a property layout with several labeled areas and dimensions. The dimensions are as follows:

- Top horizontal boundary: 10 (left), 25 (right)
- Left vertical boundary: 19 (top), 56 (bottom)
- Right vertical boundary: 50 (top), 20 (bottom)
- Bottom horizontal boundary: 10 (left), 21 (right)
- Internal vertical boundary: 19 (left), 20 (right)
- Internal horizontal boundary: 16 (left), 21 (right)
- Small internal dimensions: 4 (left), 4 (right), 5 (bottom)

The labeled areas are:

- FOP 2019 (top left)
- BAS 2019 (center)
- FGR 2019 (bottom right)
- FOP 2019 (bottom left)

BLD DATE		LGL DATE	05/18/2023	MLU
----------	--	----------	------------	-----

VALUATION BY				STANDARD	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				266,684	
TOTAL MARKET OB/XF VALUE				3,425	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				345,109	
SOH/AGL Deduction				108,474	
ASSESSED VALUE				236,635	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				186,635	
TOTAL JUST VALUE				345,109	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				309,940	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902953	CO ISSUED	0	07/12/2019
B1902953	NEW CONSTR	254,239	03/26/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2289/1617	7/09/2019	SW	Q	I	01	240,500	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: MITCHELL DEVON & LA							
2225/1909	9/20/2018	SW	Q	V	05	563,700	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=2019] W25 FOP=[YR=2019] W10 S19 E10 N19\$ S19 W10 S56 E10 N5 FOP=[YR=2019] E4 FGR=[YR=2019] E21 N20 W21 S20\$ N4 W4 S4 \$ N4 E4 N16 E21 N50\$.															