LOT 31
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

CHRISS ROBERT J JR
95462 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0031-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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

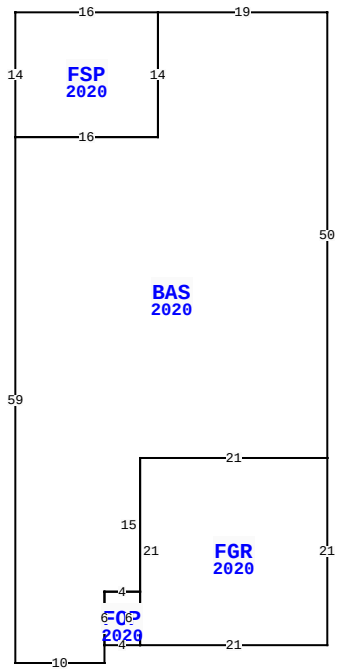
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	204,379
FGR	441	55	243	27,348
FOP	24	30	7	788
FSP	224	40	90	10,129
TOTALS	2,505		2,156	242,643

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	119.6580	113.68	245,094	2020	2020	0	0	0	1.00	99.00

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



95462 WOODBRIDGE PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,643
TOTAL MARKET OB/XF VALUE		3,577
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		321,220
SOH/AGL Deduction		103,499
ASSESSED VALUE		217,721
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		162,721
TOTAL JUST VALUE		321,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2176963	SOLAR PANELS	39,600	08/01/2021
C1912923	CO ISSUED	0	04/14/2020
19012923	NEW CONSTR	250,048	12/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/0405	5/26/2020	SW	Q	I	01	261,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CHRISS ROBERT J JR						
2285/1160	6/25/2019	SW	Q	V	05	552,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154	
2	0811	CONCRETE B	0	100	0	0	665.00	SF	5.20	5.20	100	2020	2020	3	99	3,423	

LAND DESCRIPTION

TOTAL OB/XF 3,577

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 02/16/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS