LOT 32
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

CIROTTA LINDA LEE/CIROTTA DEAN ROBERT
95464 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

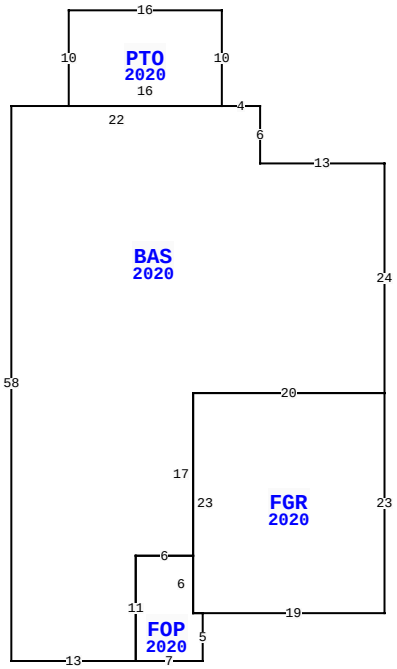
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,558	100	1,558	178,921
FGR	460	55	253	29,055
FOP	71	30	21	2,412
PTO	160	5	8	919
TOTALS	2,249		1,840	211,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,840	122.1000	116.00	213,440	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1558 HX Base Yr 2024



95464 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,306
TOTAL MARKET OB/XF VALUE		8,338
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		294,644
SOH/AGL Deduction		0
ASSESSED VALUE		294,644
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		189,644
TOTAL JUST VALUE		294,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912925	CO ISSUED	0	03/26/2020
19012925	NEW CONSTR	219,306	12/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/414	5/22/2023	WD	Q	I	01	380,000
GRANTOR: DAILEY RICHARD DEAN &						
GRANTEE: CIROTTA DEAN ROBERT						
2353/0793	3/27/2020	SW	Q	I	01	218,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DAILEY RICHARD DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 N6 W4 PTO=[YR=2020] N10 W16 S10 E16$ W22 S58 E13 FOP=[YR=2020] E7 N5 FGR=[YR=2020] E19 N23 W20 S23 E1$ W1 N6 W6 S11$ N11 E6 N17 E20 N24$.

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	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	99	116	
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2020	2020	3	99	3,418	
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2020	2020	3	96	4,055	
4	0479	VF PICKET	0	100	0	0	48.00	LF	10.00	10.00	100	2020	2020	3	96	461	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 8,338

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