LOT 35
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

LARKIN RICHARD J JR
95470 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

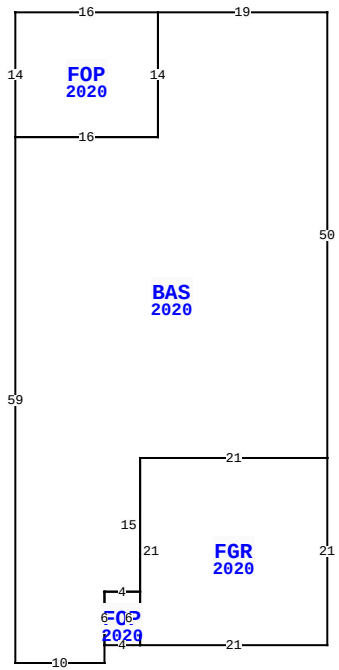
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,816	100	1,816	213,205
FGR	441	55	243	28,529
FOP	24	30	7	822
FOP	224	30	67	7,867
TOTALS	2,505		2,133	250,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	124.8324	118.59	252,952	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1816 HX Base Yr 2024



95470 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		250,422
TOTAL MARKET OB/XF VALUE		54,177
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		379,599
SOH/AGL Deduction		0
ASSESSED VALUE		379,599
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		329,599
TOTAL JUST VALUE		379,599
NCON VALUE		49,860
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230012825	POOL	65,000	10/05/2023
C203160	CO ISSUED	0	09/03/2020
B203160	NEW CONSTR	250,048	04/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1105	4/03/2023	WD	Q	I	01	405,000
GRANTOR: MCPHERSON PEGGY LUCIN						
GRANTEE: LARKIN RICHARD J JR						
2401/0536	9/15/2020	SW	Q	I	01	244,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCPHERSON PEGGY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[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	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	99	116	
2	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	5.20	100	2020	2020	3	99	4,201	
3	0861	POOL GUNIT	0	100	0	0	490.00	SF	85.00	85.00	100	2024	2023		100	41,650	
4	0845	KOOL DECK	0	100	0	0	403.00	SF	7.25	7.25	100	2024	2023		100	2,922	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
6	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2024	2023		100	2,688	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 54,177

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 01/11/2024 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS