LOT 37
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

DUNN CINDY E & DAVID L
95463 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0037-0000

BUILDING CHARACTERISTICS

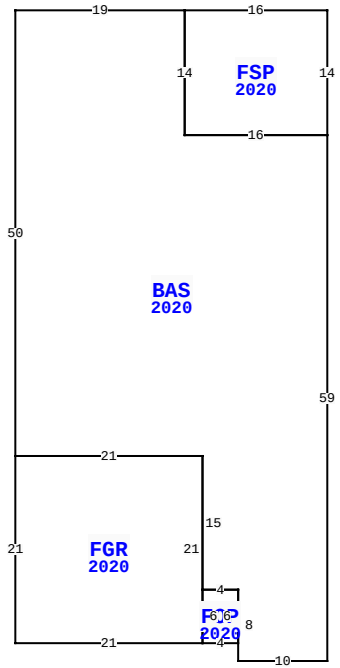
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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 – 0% - 0 Heated Area: 1816 HX Base Yr



95463 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,643
TOTAL MARKET OB/XF VALUE	6,766
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	324,409
SOH/AGL Deduction	56,813
ASSESSED VALUE	267,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,596
TOTAL JUST VALUE	324,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005478	CO ISSUED	0	09/29/2020
B2005478	NEW CONSTR	250,048	06/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/1390	9/30/2020	SW	Q	I	01	280,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DUNN CINDY E & DAVI						
2305/1354	9/20/2019	SW	Q	V	05	601,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W16 BAS=[YR=2020] W19 S50 FGR=[YR=2020] S21 E21 FOP=[YR=2020] E4 N6 W4 S6$ N21 W21$ E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

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	0	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	99	116	
2	0810	CONCRETE A	0	0	0	0	568.00	SF	6.50	6.50	100	2020	2020	3	99	3,655	
3	0476	VF 6 SBPL	0	0	0	0	75.00	LF	32.00	32.00	100	2020	2020	3	96	2,304	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
5	0479	VF PICKET	0	0	0	0	42.00	LF	10.00	10.00	100	2020	2020	3	96	403	

LAND DESCRIPTION

TOTAL OB/XF 6,766

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/10/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS