LOT 41
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

FKH SFR L LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

2024

41-2N-28-1140-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

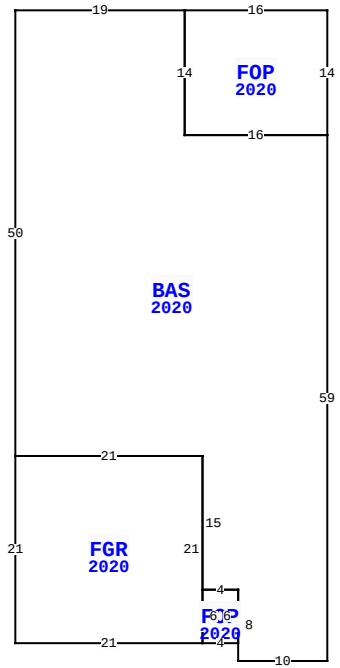
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	224,622
FGR	441	55	243	30,056
FOP	24	30	7	866
FOP	224	30	67	8,287
TOTALS	2,505		2,133	263,832

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	131.5160	124.94	266,497	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1816 HX Base Yr



95455 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	263,832
TOTAL MARKET OB/XF VALUE	8,513
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	347,345
SOH/AGL Deduction	3,472
ASSESSED VALUE	343,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,873
TOTAL JUST VALUE	347,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000137	CO ISSUED	0	04/24/2020
B2000137	NEW CONSTR	250,048	01/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1015	7/25/2022	WD	U	I	37	444,000
GRANTOR: AMBURGEY CHADDRICK EL						
GRANTEE: FKH SFR L LP						
2359/0526	4/30/2020	SW	Q	I	01	234,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: AMBURGEY CHADDRICK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[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	145.00	LF	32.00	32.00	100	2020	2020	3	96	4,454	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 8,513

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