LOT 42
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

PINKNEY ASHLEY & GEORGE R JR
95453 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0042-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

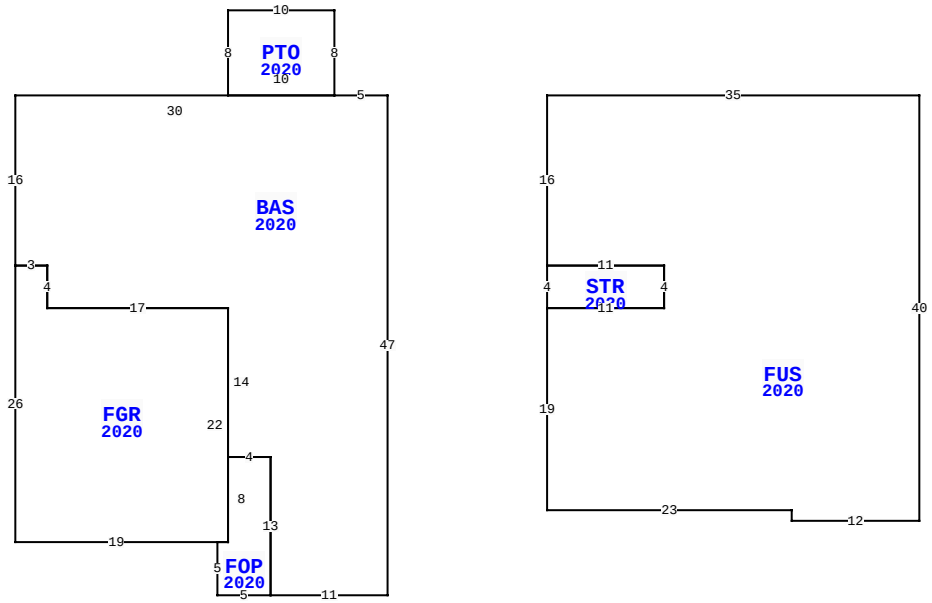
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	1,041	118,384
FGR	452	55	249	28,317
FOP	57	30	17	1,933
FUS	1,333	100	1,333	151,591
PTO	80	5	4	454
STR	44	10	4	454
TOTALS	3,007		2,648	301,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,648	120.9120	114.87	304,176	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2374 HX Base Yr 2021



95453 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,134
TOTAL MARKET OB/XF VALUE		4,015
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		380,149
SOH/AGL Deduction		120,949
ASSESSED VALUE		259,200
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,200
TOTAL JUST VALUE		380,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004765	CO ISSUED	0	09/22/2020
B2004765	NEW CONSTR	315,032	06/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/1156	9/22/2020	SW	Q	I	01	248,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PINKNEY ASHLEY & GE						
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] W5 PTO=[YR=2020] N8 W10 S8 E10$ W30 S16 FGR=[YR=2020] S26 E19 FOP=[YR=2020] S5 E5 N13 W4 S8 W1$ E1 N22 W17 N4 W3$ E3 S4 E17 S14 E4 S13 E11 N47$ PTR= E15 FUS=[YR=2020] E35 S40 W12 N1 W23 N19 STR=[YR=2020] N4 E11 S4 W11$ E11 N4 W11 N16$ W15$.

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	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	2020	2020	3	99	3,861	

LAND DESCRIPTION

TOTAL OB/XF 4,015

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