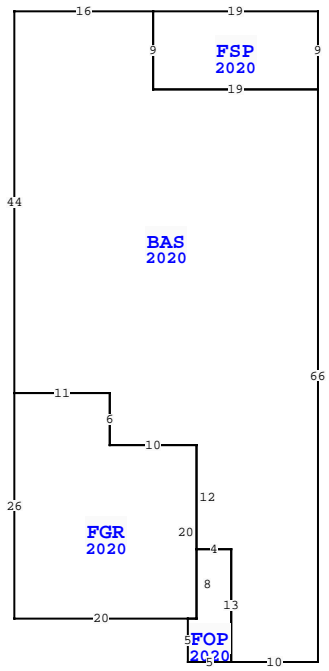


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	13	LVT/LAMMT	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,811	100	1,811
FGR	486	55	267
FOP	57	30	17
FSP	171	40	68
TOTALS	2,525		2,163
			255,487

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	125.5870	119.31	258,068	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1811 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			255,487
TOTAL MARKET OB/XF VALUE			7,814
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			338,301
SOH/AGL Deduction			58,705
ASSESSED VALUE			279,596
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			229,596
TOTAL JUST VALUE			338,301
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004764	CO ISSUED	0	09/22/2020
B2004764	NEW CONSTR	250,998	06/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/1712	9/29/2020	SW	Q	I	02	248,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JOHNSON DANA & CHER						
2285/1160	6/25/2019	SW	Q	V	05	552,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES																
L N	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	6.50	100	2020	2020	3	99	116	
2	0811	CONCRETE B	0	100	0	0		616.00	5.20	100	2020	2020	3	99	3,171	
3	0476	VF 6 SBPL	0	100	0	0		138.00	32.00	100	2020	2020	3	96	4,239	
4	0470	VNYL GATE	0	100	0	0		1.00	300.00	100	2020	2020	3	96	288	

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

BUILDING NOTES	
95451 WOODBRIDGE PKWY, FERNANDINA BEACH	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							