LOT 46
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

PATRICK CHRISTOPHER & BETHANY
95445 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0046-0000

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 50
Interior Floo	14	CARPET 50
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

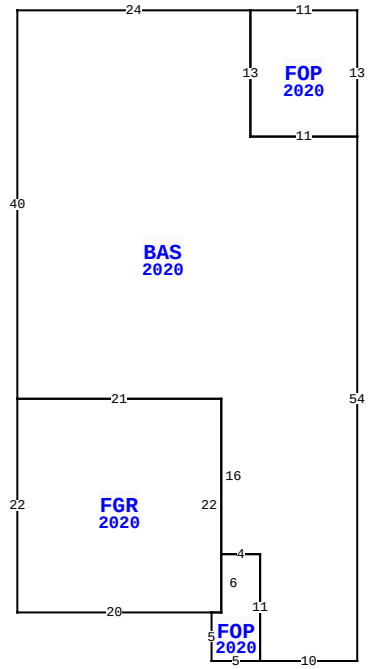
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	187,924
FGR	462	55	254	30,002
FOP	49	30	15	1,772
FOP	143	30	43	5,079
TOTALS	2,245		1,903	224,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	125.5870	119.31	227,047	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1591 HX Base Yr 2023



95445 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		224,777
TOTAL MARKET OB/XF VALUE		3,408
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		303,185
SOH/AGL Deduction		21,467
ASSESSED VALUE		281,718
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,718
TOTAL JUST VALUE		303,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C205836	CO ISSUED	0	07/07/2020
B2000873	NEW CONSTR	222,570	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2598/0778	10/24/2022	WD	Q	I	02	369,000
GRANTOR: JENKINS NICHOLAS J ET						
GRANTEE: PATRICK CHRISTOPHER						
2382/0609	7/23/2020	SW	Q	I	01	211,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JENKINS NICHOLAS J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W11 BAS=[YR=2020] W24 S40 FGR=[YR=2020] S22 E20 FOP=[YR=2020] S5 E5 N11 W4 S6 W1$ E1 N22 W21$ E21 S16 E4 S11 E10 N54 W11 N13 $ S13 E11 N13$.

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	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2020	2020	3	99	3,254	

LAND DESCRIPTION

TOTAL OB/XF 3,408

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