

LOT 84
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

DEANE ANTHONY F & JORDAN K
95431 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0084-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,138	100	1,138	120,904
FGR	470	55	258	27,411
FOP	20	30	6	637
FUS	1,502	100	1,502	159,576
PTO	80	5	4	425
STR	70	10	7	744

TOTALS	3,280		2,915	309,696
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2019
2	0811	CONCRETE B	0 100	0	0	668.00	SF	5.20	5.20	100	2019
3	0476	VF 6 SBPL	0 100	0	0	160.00	LF	32.00	32.00	100	2019
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 03/05/2019 BY DJ

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,915	113.5332	107.86	314,412	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2020 Heated Area: 2640 HX Base Yr 2020											
95431 WOODBRIDGE PKWY, FERNANDINA BEACH											
BLD DATE: 05/18/2023 MLU											

TOTAL OB/XF											
8,991											

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8,991											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,696	
TOTAL MARKET OB/XF VALUE		8,991	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		393,687	
SOH/AGL Deduction		122,673	
ASSESSED VALUE		271,014	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		221,014	
TOTAL JUST VALUE		393,687	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		352,901	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811318	CO ISSUED	0	03/15/2019
B1811318	NEW CONSTR	342,475	11/13/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2262/0314	3/14/2019	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					SALE PRICE
GRANTEE: DEANE ANTHONY F & J					270,400
2185/0629	3/23/2018	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					1,023,300
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W2 PTO=[YR=2019] N8 W10 S8 E10\$ W33 S18 FGR=[YR=2019] S26 E20 FOP=[YR=2019] E4 N5 W4 S5\$ N21 W10 N5 W10\$ E10 S5 E10 S16 E4 S13 E11 N52\$ PTR= E15 FUS=[YR=2019] E35 S24 STR=[YR=2019] S7 W10 N7 E10\$ W10 S7 E10 S13 W19 S2 W16 N46\$ W15\$.											

OTHER ADJUSTMENTS AND NOTES											

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