

SMITH JUDITH L REV LIV TRUST  
95423 WOODBRIDGE PARKWAY  
FERNANDINA BEACH, FL 32034

41-2N-28-1140-0096-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENTCD  
Exterior Wall31  
Roof Structur03  
Roof Cover05  
Interior Wall05  
Interior Floop11  
Interior Floop14  
Air Condition03  
Heating Type04  
  
Bedrooms  
Bathrooms  
Frame02  
  
Stories Units1.  
Occupancy00  
  
  
  
  
  
Quality05  
DOR CODE0100  
MAP NUMMKT AREA04  
NEIGHBORHOOD/LOC4068.100  

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREAMARKET VALUE |
|-----------|------------------|-------------|--------------|---------------------|
| BAS       | 1,591            | 100         | 1,591        | 186,026             |
| FGR       | 462              | 55          | 254          | 29,699              |
| FOP       | 44               | 30          | 13           | 1,520               |
| FOP       | 143              | 30          | 43           | 5,027               |

  
TOTALS2,2401,901222,272

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJPTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTECONORM% COND  
0100011,901125.5870119.31226,80820182018002.0098.00

1 SINGLE FAM - 100% - 2019 Heated Area: 1591 HX Base Yr 2019

The site map shows four distinct colored regions labeled with their respective codes and years:

- A large light blue rectangular area labeled "BAS 2018". Its dimensions are approximately 40 units by 24 units.
- An orange L-shaped area attached to the right side of the BAS area, labeled "FGR 2018". It has segments measuring 11, 13, and 11 units.
- A small yellow square area below the main BAS area, also labeled "FOP 2018", measuring 4x4 units.
- A larger green irregular shape at the bottom left, also labeled "FOP 2018", with various boundary measurements like 22, 21, 20, 16, 4, 6, 10, 11, 10, and 10 units.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD  
Tax Group: 4 Tax Dist:  
BUILDING MARKET VALUE222,272  
TOTAL MARKET OB/XF VALUE4,117  
TOTAL LAND VALUE - MARKET75,000  
TOTAL MARKET VALUE301,389  
SOH/AGL Deduction103,630  
ASSESSED VALUE197,759  
TOTAL EXEMPTION VALUEHX HB50,000  
BASE TAXABLE VALUE147,759  
TOTAL JUST VALUE301,389  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE271,299

PERMIT NUMDESCRIPTIONAMTISSUED  
C1804954CO ISSUED009/18/2018  
B1804954NEW CONSTR215,88105/16/2018

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE  
2225/07679/19/2018SWQVI02220,400

GRANTOR: RICHMOND AMERICAN HOM GRantee:SMITH JUDITH L REVO  
2185/06293/23/2018SWQQV051,023,300  
GRANTOR: WOODBRIDGE NASSAU LLC GRantee:RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W11 BAS=[YR=2018] W24 S40 FGR=[YR=2018] S22 E20  
FOP=[YR=2018] S4 E5 N10 W4 S6 W1\$ E1 N22 W21\$ E21 S16 E4 S11  
E10 N54 W11 N13\$ S13 E11 N13\$.

LAND DESCRIPTION TOTAL OB/XF4,117

LNUSE CLSLAND USECAPRL LOC FRONT DEPTHTOT UNITUNIT DDPHT% TOT UNITADJ UNITLAND OTHERYEAR DENSITYDECL FRZYR CONSRV  
CODEDESCRPTIONZONESIZEUTPRICETypeTFACTCONDADJPRICEDOLLARVALUEADJUSTMENTSANOTESYEARDENSDCLFRZYRCNSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS