LOT 108
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SMITH GREGORY N L/E/
95411 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0108-0000

BUILDING CHARACTERISTICS

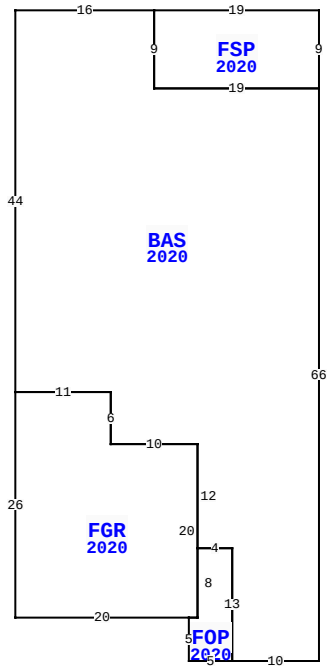
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	212,063
FGR	486	55	267	31,265
FOP	57	30	17	1,991
FSP	171	40	68	7,963
TOTALS	2,525		2,163	253,282

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	124.5090	118.28	255,840	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1811 HX Base Yr



95411 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	253,282
TOTAL MARKET OB/XF VALUE	8,854
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	337,136
SOH/AGL Deduction	58,731
ASSESSED VALUE	278,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,405
TOTAL JUST VALUE	337,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204235	CO ISSUED	0	11/05/2020
B204235	NEW CONSTR	250,998	06/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0435	3/15/2022	LE	U	I	11	100
GRANTOR: SMITH GREGORY N						
GRANTEE: SMITH PEGGY YVONNE						
2414/0940	11/16/2020	SW	Q	I	01	252,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH GREGORY N						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W19 BAS=[YR=2020] W16 S44 FGR=[YR=2020] S26 E20 FOP=[YR=2020] S5 E5 N13 W4 S8 W1$ E1 N20 W10 N6 W11$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9$ S9 E19 N9$.

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	0	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154	
2	0811	CONCRETE B	0	0	0	0	612.00	SF	5.20	5.20	100	2020	2020	3	99	3,151	
3	0476	VF 6 SBPL	0	0	0	0	165.00	LF	32.00	32.00	100	2020	2020	3	96	5,069	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
5	0479	VF PICKET	0	0	0	0	20.00	LF	10.00	10.00	100	2020	2020	3	96	192	

LAND DESCRIPTION

TOTAL OB/XF 8,854

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	0		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