LOT 59
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

FARMER TIARA L
PSC 812 BOX 3916
FPO, AE 09627

2024

42-2N-28-1141-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

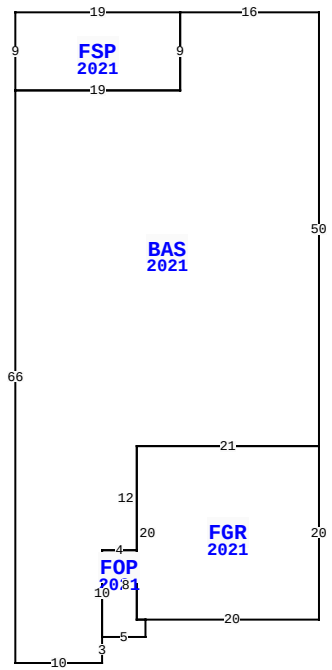
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,877	100	1,877	224,152
FGR	420	55	231	27,586
FOP	42	30	13	1,552
FSP	171	40	68	8,120
TOTALS	2,510		2,189	261,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,189	126.3416	120.02	262,724	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1877 HX Base Yr 2022



95295 COLLEGE 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		261,410
TOTAL MARKET OB/XF VALUE		3,531
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		339,941
SOH/AGL Deduction		59,122
ASSESSED VALUE		280,819
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,819
TOTAL JUST VALUE		339,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009703	CO ISSUED	0	03/05/2021
B2009703	NEW CONSTR	255,481	10/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1228	3/11/2021	SW	Q	I	01	270,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FARMER TIARA L						
2370/0961	6/19/2020	SW	Q	V	05	650,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FSP=[YR=2021] W19S9 E19 N9$ S9 W19 S66 E10 N3 FOP=[YR=2021] E5 N2 FGR=[YR=2021] E20 N20 W21 S20 E1$ W1 N8 W4 S10$ N10 E4 N12 E21 N50$.

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	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2021	2021	3	99	3,377	

LAND DESCRIPTION

TOTAL OB/XF 3,531

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	000134	C	SFR POND	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 08/03/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS