LOT 65
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

DIDION JOSHUA MITCHELL
95340 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0065-0000

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	13	LVT/LAMNT 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

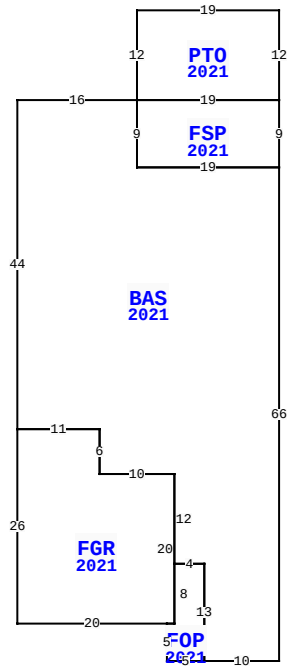
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1,811	201,151
FGR	486	55	267	29,656
FOP	57	30	17	1,889
FSP	171	40	68	7,553
PTO	228	5	11	1,222
TOTALS	2,753		2,174	241,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	117.5020	111.63	242,684	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1811 HX Base Yr 2022



95340 COLLEGE PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,471
TOTAL MARKET OB/XF VALUE		3,366
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		319,837
SOH/AGL Deduction		55,137
ASSESSED VALUE		264,700
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		214,700
TOTAL JUST VALUE		319,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011255	CO ISSUED	0	04/30/2021
B2011255	NEW CONSTR	250,998	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1830	4/30/2021	SW	Q	I	01	293,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DIDION JOSHUA MITCH						
2397/1030	10/01/2020	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W19 S12 BAS=[YR=2021] W16 S44 FGR=[YR=2021] S26 E20 FOP=[YR=2021] S5 E5 N13 W4 S8 W1$ E1 N20 W10 N6 W11$ E11 S6 E10 S12 E4 S13 E10 N66 FSP=[YR=2021] N9 W19 S9 E19 $ W19 N9$ E19 N12$.

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	624.00	SF	5.20	5.20	100	2021	2021	3	99	3,212	

LAND DESCRIPTION

TOTAL OB/XF 3,366

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