LOT 66
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

KANE MATTHEW THOMPSON
95332 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0066-0000

BUILDING CHARACTERISTICS

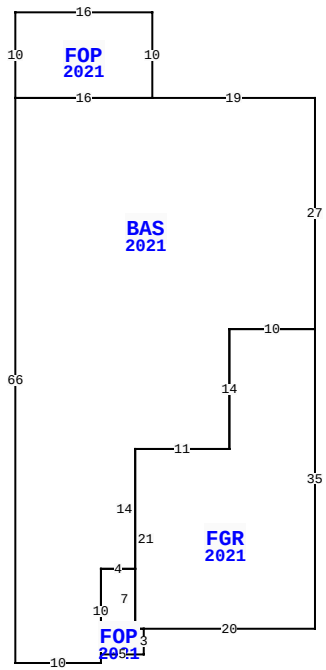
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,601	100	1,601	181,092
FGR	581	55	320	36,196
FOP	43	30	13	1,471
FOP	160	30	48	5,430
TOTALS	2,385		1,982	224,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	119.6580	113.68	225,314	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1601 HX Base Yr 2023



95332 COLLEGE 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		224,187
TOTAL MARKET OB/XF VALUE		9,617
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		308,804
SOH/AGL Deduction		21,094
ASSESSED VALUE		287,710
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,710
TOTAL JUST VALUE		308,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010871	CO ISSUED	0	04/15/2021
B2010871	NEW CONSTR	250,058	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0745	4/27/2021	SW	Q	I	01	277,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KANE MATTHEW THOMPS						
2397/1030	10/01/2020	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 FOP=[YR=2021] N10 W16 S10 E16$ W16 S66 E10 N1 FOP=[YR=2021] E5 N3 FGR=[YR=2021] E20 N35 W10 S14 W11 S21 E1$ W1 N7 W4 S10$ N10 E4 N14 E11 N14 E10 N27$.

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	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2021	2021	3	98	3,763	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
5	0462	ST/AL FNC	0	100	50	0	200.00	SF	10.00	10.00	100	2021	2021	3	95	1,900	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 9,617

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