

LOT 67
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

PEREZ MARIANA
95324 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0067-0000



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/LAMMT 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
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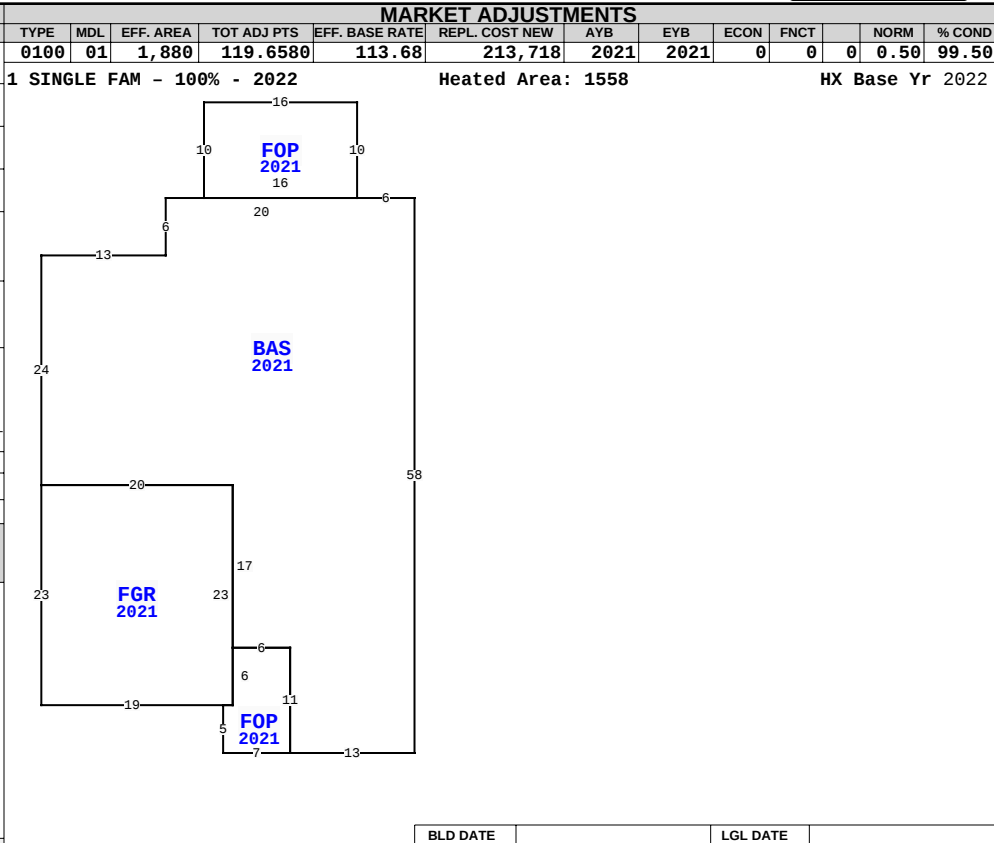
NEIGHBORHOOD/LOC	4068.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	176,227
FGR	460	55	253	28,617
FOP	71	30	21	2,375
FOP	160	30	48	5,430
TOTALS	2,249		1,880	212,649

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	9	3	27.00	SF	6.50	6.50	100	2021	2021	3	99	174	
2	0811	CONCRETE B	0 100	0	0	625.00	SF	5.20	5.20	100	2021	2021	3	99	3,218	
3	0476	VF 6 SBPL	0 100	0	0	162.00	LF	32.00	32.00	100	2021	2021	3	98	5,080	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



95324 COLLEGE PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			212,649	
TOTAL MARKET OB/XF VALUE			8,766	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			296,415	
SOH/AGL Deduction			51,796	
ASSESSED VALUE			244,619	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			194,619	
TOTAL JUST VALUE			296,415	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			268,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010720	CO ISSUED	0	04/20/2021
B2010720	NEW CONSTR	219,306	11/04/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2454/1981	4/21/2021	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: PEREZ MARIANA					
2397/1030	10/01/2020	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2021] W6 FOP=[YR=2021] N10 W16 S10 E16\$ W20 S6 W13 S24 FGR=[YR=2021] S23 E19 FOP=[YR=2021] S5 E7 N11 W6 S6 W1\$ E1 N23 W20\$ E20 S17 E6 S11 E13 N58\$.		

LAND DESCRIPTION			TOTAL OB/XF 8,766													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00