LOT 73
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

LEE TRICIA M
95276 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

**2024**

**42-2N-28-1141-0073-0000**

## BUILDING CHARACTERISTICS

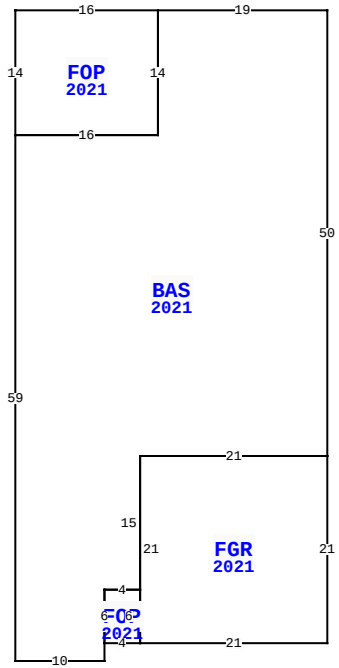
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 1,816 | 100 | 1,816 | 205,411 |
| FGR | 441 | 55 | 243 | 27,486 |
| FOP | 24 | 30 | 7 | 792 |
| FOP | 224 | 30 | 67 | 7,579 |
| TOTALS | 2,505 | | 2,133 | 241,267 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,133 | 119.6580 | 113.68 | 242,479 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1816 HX Base Yr




95276 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 | 241,267 |
| TOTAL MARKET OB/XF VALUE | 9,247 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 325,514 |
| SOH/AGL Deduction | 19,445 |
| ASSESSED VALUE | 306,069 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 306,069 |
| TOTAL JUST VALUE | 325,514 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 293,738 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2010414 | CO ISSUED | 0 | 03/30/2021 |
| B2010414 | NEW CONSTR | 250,048 | 10/28/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2450/0455 | 3/31/2021 | SW | Q | I | 01 | 295,500 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: LEE TRICIA M | | | | | | |
| 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] W16 S14 E16 N14$ S14 W16 S59 E10 N2 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N21 W21 S21$ N6 W4 S6$ N6 E4 N15 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 | 0 | 10 | 3 | 30.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 99 | 193 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 580.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 2,986 | |
| 3 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 156.00 | LF | 32.00 | 32.00 | 100 | 2021 | 2021 | 3 | 98 | 4,892 | |
| 4 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2021 | 2021 | 3 | 98 | 588 | |
| 5 | 0479 | VF PICKET | 0 | 0 | 0 | 0 | 60.00 | LF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 98 | 588 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,247

| 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 | 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 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