LOT 9
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

BERT ROBERT HUGO/CONLEY-BERT PATRICIA
95582 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

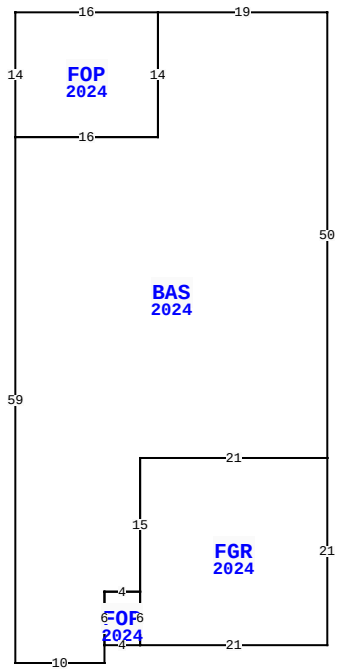
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	202,720
FGR	441	55	243	27,126
FOP	24	30	7	781
FOP	224	30	67	7,479
TOTALS	2,505		2,133	238,107

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	117.5020	111.63	238,107	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1816 HX Base Yr 2024



95582 WOODBRIDGE 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		238,107
TOTAL MARKET OB/XF VALUE		3,494
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		316,601
SOH/AGL Deduction		0
ASSESSED VALUE		316,601
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,601
TOTAL JUST VALUE		316,601
NCON VALUE		241,601
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006131	HTD	342,009	05/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/967	10/25/2023	SW	Q	I	02	385,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BERT ROBERT HUGO						
2636/708	5/01/2023	SW	Q	V	05	910,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	100	2024	2023		100	3,338	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2024	2023		100	156	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W19 S14 W16 S59 E10 N2 N6 E4 N15 E21 N50 $
FOP=[YR=2024;ORIG=45,10] E16 S14 W16 N14 $
FGR=[YR=2024;ORIG=59,60] E21 S21 W21 N6 N15 $
FOP=[YR=2024;ORIG=55,75] E4 S6 W4 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,494

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	000100	C	SFR	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 11/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS