LOT 12
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

WEAVER KRISTOPHER RHETT & AUDREY B
95606 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

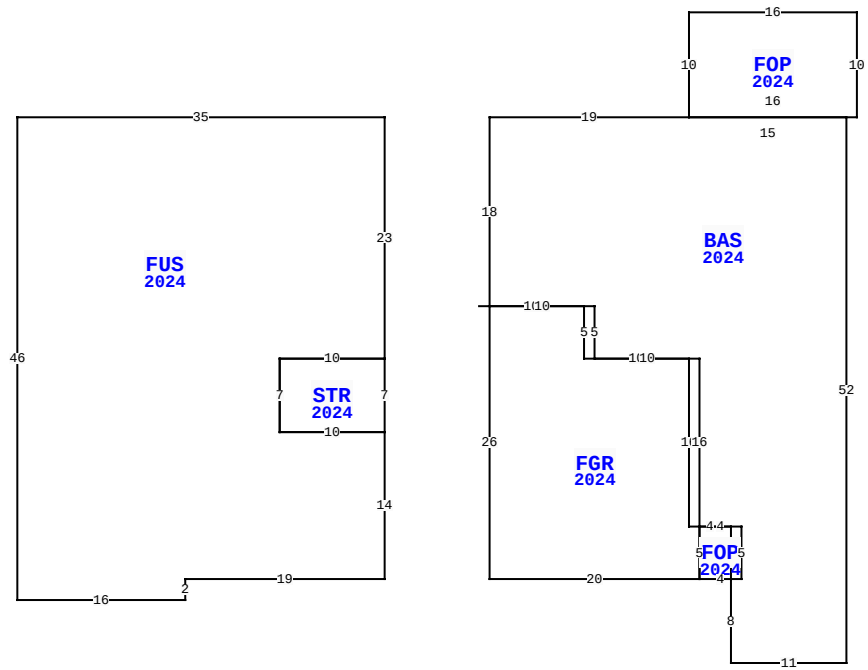
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,134	100	1,134	120,079
FGR	470	55	258	27,320
FOP	20	30	6	635
FOP	160	30	48	5,083
FUS	1,502	100	1,502	159,047
STR	70	10	7	741
TOTALS	3,356		2,955	312,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,955	111.4652	105.89	312,905	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2636 HX Base Yr



95606 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	312,905
TOTAL MARKET OB/XF VALUE	4,560
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	392,465
SOH/AGL Deduction	0
ASSESSED VALUE	392,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,465
TOTAL JUST VALUE	392,465
NCON VALUE	317,465
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006168	HTD 2649	425,431	05/11/2023
220008541		425,431	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/20	12/28/2023	SW	Q	I	01	466,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WEAVER KRISTOPHER R						
2636/708	5/01/2023	SW	Q	V	05	910,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

EXTRA FEATURES

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	0812	CONCRETE C	0	0	0	0	1,140.00	SF	4.00	4.00	100	2024	2023		100	4,560	

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-25,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 $
BAS=[YR=2024;ORIG=20,28] N18 U0R19 D0R15 S52 W11 N8 N5 W4 N16 W10 N5 W10 $
FGR=[YR=2024;ORIG=20,54] N26 E10 S5 E10 S16 S5 W20 $
STR=[YR=2024;ORIG=0,33] E10 S7 W10 N7 $
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 $
FOP=[YR=2024;ORIG=55,0] W16 S10 E16 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,560

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	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 01/11/2024 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS