LOT 14
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

TELLEFSEN ELLEN MARIE
95622 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0014-0000

BUILDING CHARACTERISTICS

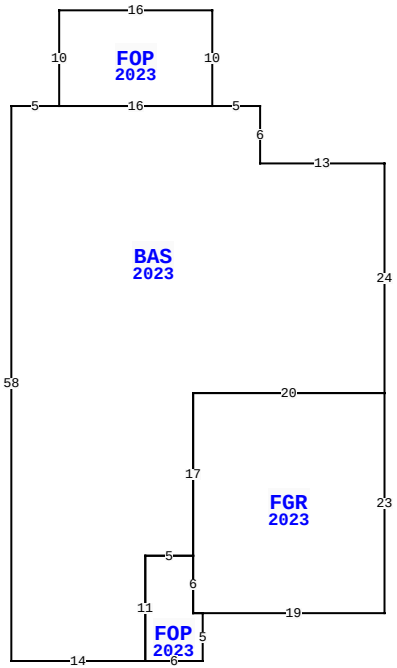
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,569	100	1,569	178,364
FGR	460	55	253	28,761
FOP	60	30	18	2,046
FOP	160	30	48	5,457
TOTALS	2,249		1,888	214,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	119.6580	113.68	214,628	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1569 HX Base Yr



95622 WOODBRIDGE 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		214,628
TOTAL MARKET OB/XF VALUE		3,697
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		293,325
SOH/AGL Deduction		0
ASSESSED VALUE		293,325
TOTAL EXEMPTION VALUE	13	293,325
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		293,325
NCON VALUE		218,325
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016354	NEW CONSTR	256,991	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1413	6/20/2023	SW	Q	I	01	374,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: TELLEFSEN ELLEN MAR						
2598/0618	10/20/2022	SW	Q	V	05	728,400
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,0] W13 N6 W5 W16 W5 S58 E14 N11 E5 N17 E20 N24 $
FOP=[YR=2023;ORIG=62,-6] N10 W16 S10 E16 $
FGR=[YR=2023;ORIG=60,24] E20 S23 W19 W1 N6 N17 $
FOP=[YR=2023;ORIG=55,41] E5 S6 E1 S5 W6 N11 $
.

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	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	100	2023	2023		100	3,697	

LAND DESCRIPTION

TOTAL OB/XF 3,697

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	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 07/18/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS