

LOT 15
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

MITCHELL BRIONNA & REGINALD RENARD JR
95630 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0015-0000



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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	204,572
FGR	661	55	364	41,005
FOP	24	30	7	789
FSP	224	40	90	10,139

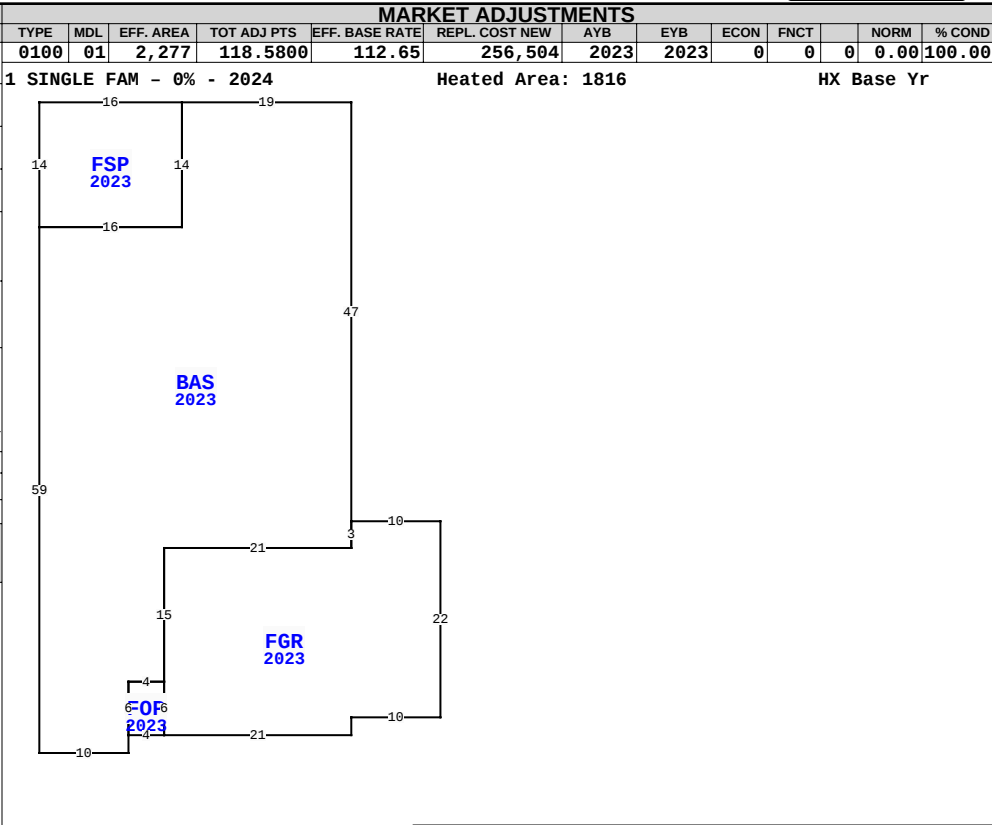
TOTALS 2,725 2,277 256,504

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	0810	CONCRETE A	1	0	0	0	940.00	SF	6.50	6.50	100	2023	2023		100	6,110	
2	0810	CONCRETE A	1	0	0	0	27.00	SF	6.50	6.50	100	2023	2023		100	176	
3	0476	VF 6 SBPL	1	0	0	0	246.00	LF	32.00	32.00	100	2023	2023		100	7,872	
4	0470	VNYL GATE	1	0	0	0	1.00	UT	300.00	300.00	100	2023	2023		100	300	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



95630 WOODBRIDGE PKWY, FERNANDINA BEACH, FL 32034

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/18/2023	MLU
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TOTAL OB/XF 14,458

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,504
TOTAL MARKET OB/XF VALUE		14,458
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		345,962
SOH/AGL Deduction		0
ASSESSED VALUE		345,962
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		345,962
TOTAL JUST VALUE		345,962
NCON VALUE		270,962
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007162	CO ISSUED	0	01/25/2023
22007162	NEW CONSTR	316,812	05/09/2022

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0554	2/22/2023	SW	Q	I	01	369,300

GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: MITCHELL BRIONNA JA
2579/0119 7/18/2022 SW Q I 05 844,800
GRANTOR: WOODBRIDGE NASSAU LLC
GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W19 S14 W16 S59 E10 N2 N6 E4 N15 E21 N3 N47 \$
FSP=[YR=2023;ORIG=65,10] E16 S14 W16 N14 \$
FGR=[YR=2023;ORIG=79,60] E21 N3 E10 S22 W10 S2 W21 N6 N15 \$
FOP=[YR=2023;ORIG=75,75] E4 S6 W4 N6 \$