

LOT 20
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

WITHERS ELLEN PATRICIA ET AL/WILHELM MARY JOSEPHIN
95670 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0020-0000



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		3 100
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	1,877	100	1,877	217,206
FGR	420	55	231	26,731
FOP	57	30	17	1,967
FOP	171	30	51	5,902
TOTALS	2,525		2,176	251,807

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	653.00	SF	5.20	5.20	100	2023

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,176	121.8140	115.72	251,807	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024											
Heated Area: 1877											
HX Base Yr 2024											

FOP 2023

BAS 2023

FGR 2023

FOP 2023

95670 WOODBRIDGE PKWY, FERNANDINA BEACH											
BLD DATE			LGL DATE			05/18/2023			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						251,807					
TOTAL MARKET OB/XF VALUE						3,396					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						330,203					
SOH/AGL Deduction						172,663					
ASSESSED VALUE						157,540					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						107,540					
TOTAL JUST VALUE						330,203					
NCON VALUE						255,203					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						75,000					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003387	18 X 8.5 GLASS WA	27,000	03/25/2024
22012233	NEW CONSTR	310,598	08/10/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2634/1651	4/26/2023	SW	Q	I	01	389,600	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: WITHERS ELLEN PATRI							
2579/0119	7/18/2022	SW	Q	I	05	844,800	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
BAS=[YR=2023;ORIG=90,0] W16 S9 W19 S66 E10 N13 E4 N12 E21 N50 \$											
FOP=[YR=2023;ORIG=55,0] E19 S9 W19 N9 \$											
FGR=[YR=2023;ORIG=90,50] W21 S12 S8 E1 E20 N20 \$											
FOP=[YR=2023;ORIG=65,62] E4 S8 E1 S5 W5 N13 \$											

TOTAL OB/XF											
3,396											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	