LOT 21
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

MICHELSON WILLIAM LANE
95678 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

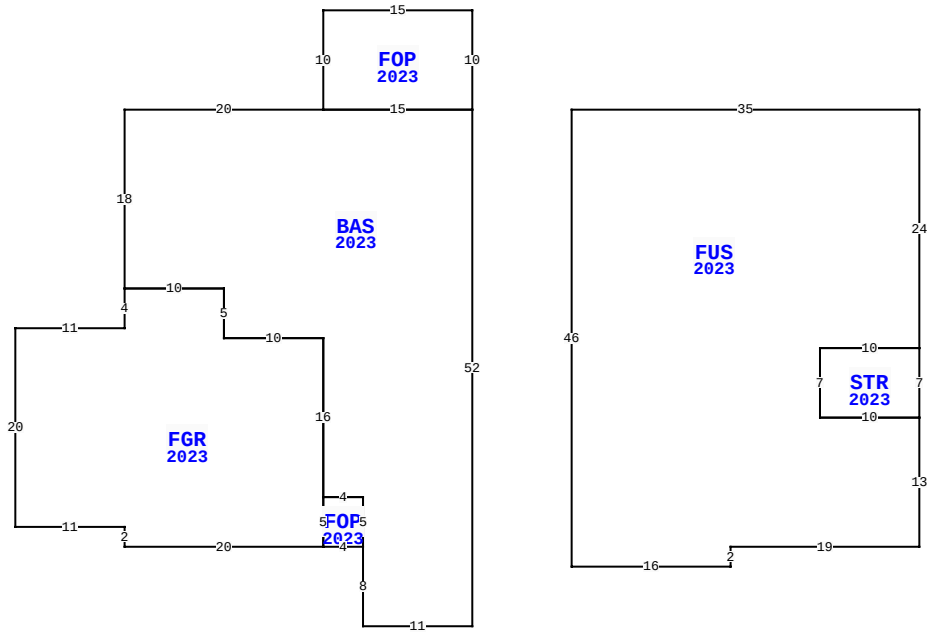
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,138	100	1,138	118,159
FGR	690	55	380	39,455
FOP	20	30	6	623
FOP	150	30	45	4,672
FUS	1,502	100	1,502	155,953
STR	70	10	7	727
TOTALS	3,570		3,078	319,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	109.2960	103.83	319,589	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2640 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

95678 WOODBRIDGE PKWY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	319,589
TOTAL MARKET OB/XF VALUE	4,020
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	398,609
SOH/AGL Deduction	0
ASSESSED VALUE	398,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	398,609
TOTAL JUST VALUE	398,609
NCON VALUE	323,609
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014382	NEW CONSTR	425,431	09/21/2022
22006944	NEW CONSTR	316,812	05/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/862	4/12/2023	SW	Q	I	01	498,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MICHELSON WILLIAM L						
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=60,10] W15 W20 S18 E10 S5 E10 S16 E4 S5 S8 E11 N52 $
FGR=[YR=2023;ORIG=14,32] E11 N4 E10 S5 E10 S16 S5 W20 N2 W11 N20 $
FOP=[YR=2023;ORIG=45,49] E4 S5 W4 N5 $
FOP=[YR=2023;ORIG=45,0] E15 S10 W15 N10 $
FUS=[YR=2023;ORIG=70,10] E35 S24 W10 S7 E10 S13 W19 S2 W16 N46 $
STR=[YR=2023;ORIG=95,34] E10 S7 W10 N7 $
.

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	0	0	0	773.00	SF	5.20	5.20	100	2023	2023		100	4,020	

LAND DESCRIPTION

TOTAL OB/XF 4,020

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	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 05/18/2023 BY MLU Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS