LOT 22
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

HUTTO JAMES AARON & LENNAE MARIE
95686 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

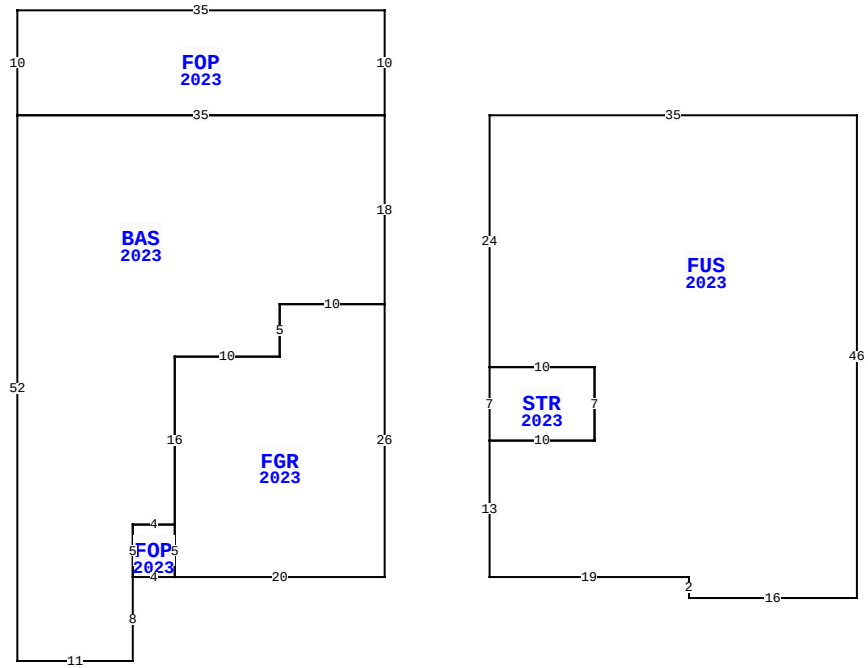
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	120,344
FGR	470	55	258	27,284
FOP	20	30	6	635
FOP	350	30	105	11,104
FUS	1,502	100	1,502	158,837
STR	70	10	7	740
TOTALS	3,550		3,016	318,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	111.3200	105.75	318,942	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2640 HX Base Yr



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

95686 WOODBRIDGE PKWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,942
TOTAL MARKET OB/XF VALUE		2,688
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,630
SOH/AGL Deduction		0
ASSESSED VALUE		396,630
TOTAL EXEMPTION VALUE	13	396,630
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		396,630
NCON VALUE		321,630
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012253	NEW CONSTR	431,727	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/469	6/05/2023	SW	Q	I	01	462,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HUTTO JAMES AARON &						
2579/0119	7/18/2022	SW	Q	I	05	844,800
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	100	0	0	517.00	SF	5.20	5.20	100	2023	2023		100	2,688	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] W35 S52 E11 N8 N5 E4 N16 E10 N5 E10 N18 $
FOP=[YR=2023;ORIG=25,-10] E35 S10 W35 N10 $
FOP=[YR=2023;ORIG=36,39] E4 S5 W4 N5 $
FGR=[YR=2023;ORIG=40,23] E10 N5 E10 S26 W20 N5 N16 $
FUS=[YR=2023;ORIG=70,0] E35 S46 W16 N2 W19 N13 E10 N7 W10 N24 $
STR=[YR=2023;ORIG=70,24] E10 S7 W10 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,688

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	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 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