LOT 25
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

MAILE DAVID ELLSWORTH
3809 FOX RUN
WILLIAMSBURG, VA 23188

2024

42-2N-28-1142-0025-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	05	Quality Level 05

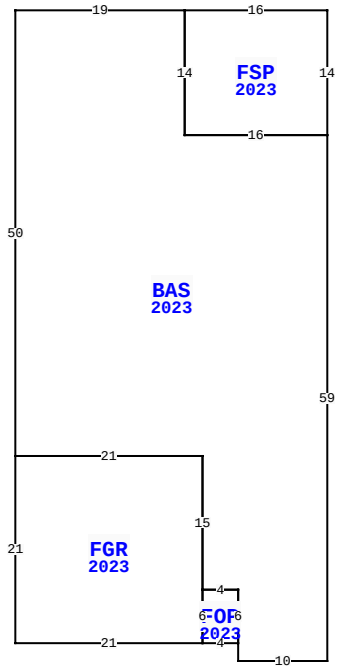
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	204,572
FGR	441	55	243	27,374
FOP	24	30	7	789
FSP	224	40	90	10,139
TOTALS	2,505		2,156	242,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	118.5800	112.65	242,873	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1816 HX Base Yr



95675 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,873
TOTAL MARKET OB/XF VALUE	3,192
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	321,065
SOH/AGL Deduction	0
ASSESSED VALUE	321,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,065
TOTAL JUST VALUE	321,065
NCON VALUE	246,065
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002544	CO ISSUED	0	02/24/2023
22007160	NEW CONSTR	303,639	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/0325	2/24/2023	SW	Q	I	02	407,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAILE DAVID ELLSWOR						
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=70,0] W16 N14 W19 S50 E21 S15 E4 S6 S2 E10 N59 $
FSP=[YR=2023;ORIG=54,-14] E16 S14 W16 N14 $
FGR=[YR=2023;ORIG=35,36] E21 S15 S6 W21 N21 $
FOP=[YR=2023;ORIG=56,51] E4 S6 W4 N6 $
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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	0810	CONCRETE A	0	0	0	0	491.00	SF	6.50	6.50	100	2023	2023		100	3,192	

LAND DESCRIPTION

TOTAL OB/XF 3,192

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