

LOT 44
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

GODDU DANIEL EDWARD & JOAN PATRICIA
95331 JURA CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0044-0000



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	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	1,569	100	1,569	176,748
FGR	460	55	253	28,500
FOP	60	30	18	2,028
FOP	160	30	48	5,407
TOTALS	2,249		1,888	212,683

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	580.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,888	118.5800	112.65	212,683	2023	2023	0	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2024 Heated Area: 1569 HX Base Yr													
95331 JURA CT, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2023 MLU													

TOTAL OB/XF 3,016													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0811	CONCRETE B	0	0	0	580.00	SF	5.20	5.20	100	2024	2023	100

TOTAL OB/XF 3,016													
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		212,683	
TOTAL MARKET OB/XF VALUE		3,016	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		290,699	
SOH/AGL Deduction		0	
ASSESSED VALUE		290,699	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		290,699	
TOTAL JUST VALUE		290,699	
NCON VALUE		215,699	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008665		299,996	07/06/2023
230003058			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/916	1/30/2024	SW	Q	I	02	382,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GODDU DANIEL EDWARD						
2650/1706	6/26/2023	SW	Q	V	05	845,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES													
BAS=[YR=2024;ORIG=71,10] W13 N6 W4 W16 W6 S58 E14 N11 E5 N17 E20 N24 \$													
FOP=[YR=2024;ORIG=38,-6] E16 S10 W16 N10 \$													
FGR=[YR=2024;ORIG=71,34] W20 S17 S6 E1 E19 N23 \$													
FOP=[YR=2024;ORIG=46,51] E5 S6 E1 S5 W6 N11 \$													