LOT 45
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

MCCALL JAMES MARK & CHRISTINE MITCHELL
95339 JURA CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0045-0000

BUILDING CHARACTERISTICS

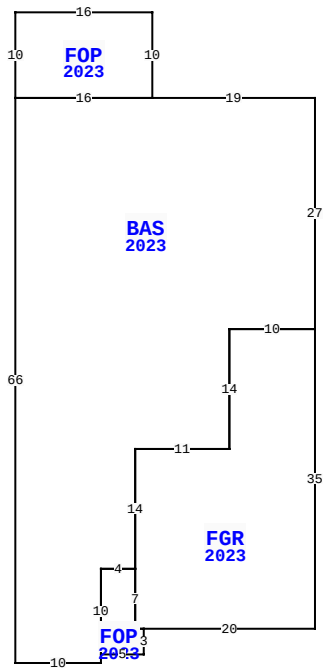
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,601	100	1,601	182,002
FGR	581	55	320	36,378
FOP	43	30	13	1,478
FOP	160	30	48	5,457
TOTALS	2,385		1,982	225,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	119.6580	113.68	225,314	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1601 HX Base Yr 2024



95339 JURA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,314
TOTAL MARKET OB/XF VALUE		3,965
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		304,279
SOH/AGL Deduction		90,368
ASSESSED VALUE		213,911
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,911
TOTAL JUST VALUE		304,279
NCON VALUE		229,279
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006354	HTD	313,998	05/16/2023
230003016		313,998	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/89	12/14/2023	SW	Q	I	01	402,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCCALL JAMES MARK &						
2636/708	5/01/2023	SW	Q	V	05	910,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,0] E16 E19 S27 W10 S14 W11 S14 W4 S10 S1 W10 N66 $
FGR=[YR=2023;ORIG=65,27] E10 S35 W20 W1 N7 N14 E11 N14 $
FOP=[YR=2023;ORIG=40,0] E16 N10 W16 S10 $
FOP=[YR=2023;ORIG=50,65] E5 N3 W1 N7 W4 S10 $
.

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	100	0	0	610.00	SF	6.50	6.50	100	2024	2023		100	3,965	

LAND DESCRIPTION

TOTAL OB/XF 3,965

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	000134	C	SFR POND	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 11/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS