LOT 46
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

DONNELLY EUGENE PHILIP & SUZAN MELANIE
95347 JURA CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

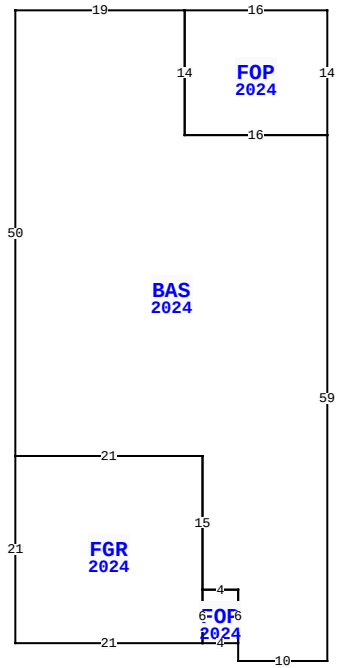
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,816	100	1,816	200,850
FGR	441	55	243	26,876
FOP	24	30	7	774
FOP	224	30	67	7,410
TOTALS	2,505		2,133	235,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	116.4240	110.60	235,910	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1816 HX Base Yr 2024



95347 JURA CT, 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		235,910
TOTAL MARKET OB/XF VALUE		2,803
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		313,713
SOH/AGL Deduction		90,789
ASSESSED VALUE		222,924
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,924
TOTAL JUST VALUE		313,713
NCON VALUE		238,713
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006355	HTD	342,009	05/16/2023
230003079		342,009	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/49	12/27/2023	SW	Q	I	01	437,714
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DONNELLY EUGENE PHI						
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=2024;ORIG=70,10] W16 N14 W19 S50 E21 S15 E4 S6 S2 E10 N59 $
FOP=[YR=2024;ORIG=70,-4] W16 S14 E16 N14 $
FGR=[YR=2024;ORIG=35,46] E21 S15 S6 W21 N21 $
FOP=[YR=2024;ORIG=56,61] 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	0811	CONCRETE B	0	100	0	0	539.00	SF	5.20	5.20	100	2024	2023		100	2,803	

LAND DESCRIPTION

TOTAL OB/XF 2,803

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 01/11/2024 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS