

LOT 47
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

WHITACRE GREGORY ALTON & PATRICIA BRYANT
95355 JURA CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0047-0000



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	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	4068.200
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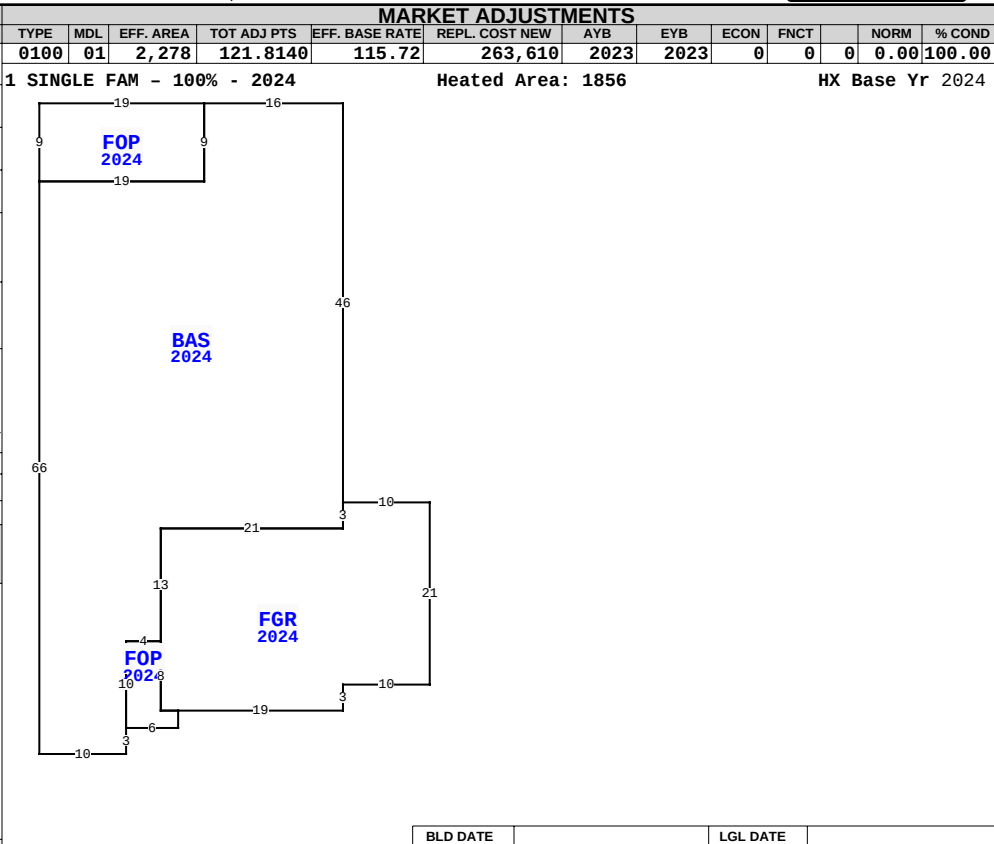
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	214,776
FGR	651	55	358	41,428
FOP	44	30	13	1,504
FOP	171	30	51	5,902
TOTALS	2,722		2,278	263,610

EXTRA FEATURES				
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L N	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	857.00	SF	5.20	5.20	100	2024	2023		100	4,456	

LAND DESCRIPTION															
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	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

REVIEW DATE	11/27/2023	BY	DJ
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95355 JURA CT, FERNANDINA BEACH

TOTAL OB/XF															
4,456															

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4,456															

REVIEW DATE	11/27/2023	BY	DJ
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Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY															
PAGE 1 of 1															
VALUATION SUMMARY															
STANDARD															
Tax Group: 4 Tax Dist:															
BUILDING MARKET VALUE 263,610															
TOTAL MARKET OB/XF VALUE 4,456															
TOTAL LAND VALUE - MARKET 75,000															
TOTAL MARKET VALUE 343,066															
SOH/AGL Deduction 0															
ASSESSED VALUE 343,066															
TOTAL EXEMPTION VALUE HX HB 50,000															
BASE TAXABLE VALUE 293,066															
TOTAL JUST VALUE 343,066															
NCON VALUE 268,066															
INCOME VALUE															
PREVIOUS YEAR MKT VALUE 75,000															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/28/2023
B230006733	HTD	363,846	05/23/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2683/1712	11/30/2023	SW	Q	I	02	437,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: WHITACRE GREGORY AL							
2636/708	5/01/2023	SW	Q	V	05	910,000	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES															
BAS=[YR=2024;ORIG=40,10] E19 N9 E16 S46 S3 W21 S13 W4 S10 S3 W10 N66 \$															
FOP=[YR=2024;ORIG=40,1] E19 S9 W19 N9 \$															
FGR=[YR=2024;ORIG=75,50] W21 S13 S8 E2 E19 N3 E10 N21 W10 S3 \$															
FOP=[YR=2024;ORIG=50,63] E4 S8 E2 S2 W6 N10 \$															
.															

BUILDING DIMENSIONS															
BAS=[YR=2024;ORIG=40,10] E19 N9 E16 S46 S3 W21 S13 W4 S10 S3 W10 N66 \$															
FOP=[YR=2024;ORIG=40,1] E19 S9 W19 N9 \$															
FGR=[YR=2024;ORIG=75,50] W21 S13 S8 E2 E19 N3 E10 N21 W10 S3 \$															
FOP=[YR=2024;ORIG=50,63] E4 S8 E2 S2 W6 N10 \$															
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Common: 75,000	PRINTED 08/06/2024 BY SYS
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