LOT 49
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

BAMBERGER UTA/BRIGHAM JAMES R
95352 JURA COURT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

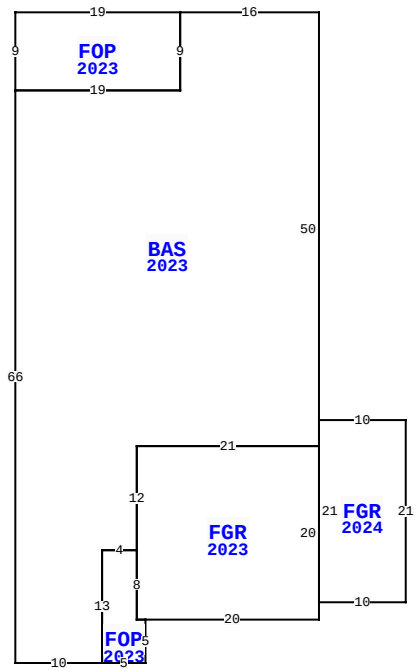
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	4068.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	1,877	217,206
FGR	420	55	231	26,731
FGR	210	55	116	13,424
FOP	57	30	17	1,967
FOP	171	30	51	5,902
TOTALS	2,735		2,292	265,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	121.8140	115.72	265,230	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1877 HX Base Yr 2024



95352 JURA CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,230
TOTAL MARKET OB/XF VALUE		4,196
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,426
SOH/AGL Deduction		0
ASSESSED VALUE		344,426
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,426
TOTAL JUST VALUE		344,426
NCON VALUE		269,426
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006736	HTD	363,381	05/23/2023
230003066			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1733	12/13/2023	SW	Q	I	01	456,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BAMBERGER UTA						
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=60,-20] W16 S9 W19 S66 E10 N13 E4 N12 E21 N50 $
FGR=[YR=2023;ORIG=39,30] E21 S20 W20 W1 N8 N12 $
FOP=[YR=2023;ORIG=44,-11] W19 N9 E19 S9 $
FOP=[YR=2023;ORIG=39,42] W4 S13 E5 N5 W1 N8 $
FGR=[YR=2024;ORIG=60,27] E10 S21 W10 N21 $
.

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	807.00	SF	5.20	5.20	100	2024	2023		100	4,196	

LAND DESCRIPTION

TOTAL OB/XF 4,196

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 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