LOT 3
IN OR 1600/1818
VILLAGES OF WOODBRIDGE #2

BEAN KATHERINE A
95041 SALINAS COURT
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

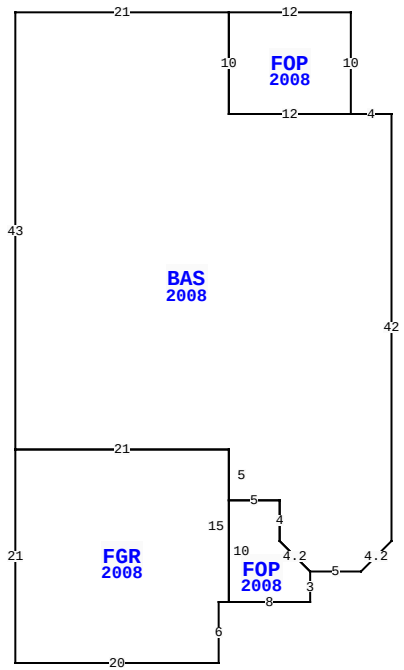
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	2008	1,579	178,360
FGR	435	55	2008	239	26,996
FOP	64	30	2008	19	2,146
FOP	120	30	2008	36	4,066
TOTALS	2,198			1,873	211,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	122.7842	122.78	229,967	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1579 HX Base Yr 2009



95041 SALINAS CT, FERNANDINA BEACH

BLD DATE	01/26/2009	RK	LGL DATE		
XF DATE	01/26/2009	RK	LAND DATE	04/25/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,570
TOTAL MARKET OB/XF VALUE		5,894
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		302,464
SOH/AGL Deduction		145,852
ASSESSED VALUE		156,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,890
TOTAL JUST VALUE		302,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21389	CO ISSUED	202,115	10/27/2008
E20969	ELEC OTHER	1,800	06/01/2008
M13896	MECH OTHER	0	06/01/2008
P13207	OTHER	0	05/01/2008
B21389	NEW CONSTR	202,115	05/01/2008
R11251	REPAIR/RRF	1,500	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1600/1818	12/30/2008	WD	Q	I	01	184,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BEAN KATHERINE A						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 FOP=[YR=2008] N10 W12 S10 E12 $ W12 N10 W21 S43 FGR=[YR=2008] S21 E20 N6 E1 FOP=[YR=2008] E8 N3 U3 L3 N4 W5 S10 $ N15 W21 $ E21 S5 E5 S4 D3 R3 E5 U3 R3 N42 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2008	2008	3	88	2,709	

LAND DESCRIPTION

TOTAL OB/XF 5,894

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/02/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS