

LOT 11
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

MCKINNEY PHILLIP EDWARD
95422 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4068.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,816	100
FGR	441	55
FOP	24	30
FOP	224	30
TOTALS	2,505	

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	117.5020	117.50	250,628	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1816 HX Base Yr 2020											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	04/25/2025				
INC DATE						AG DATE	MLU				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	645.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100

TOTAL OB/XF											
4,237											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	04/25/2025				
INC DATE						AG DATE	MLU				

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF											
4,237											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	04/25/2025				
INC DATE						AG DATE	MLU				

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						244,362					
TOTAL MARKET OB/XF VALUE						4,237					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						333,599					
SOH/AGL Deduction						114,676					
ASSESSED VALUE						218,923					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						168,201					
TOTAL JUST VALUE						333,599					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						312,582					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812290	CO ISSUED	0	12/18/2018
B1807871	NEW CONSTR	242,462	08/02/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2246/0054	12/21/2018	SW	Q		I	01	229,700
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: MCKINNEY PHILLIP ED							
2185/0629	3/23/2018	SW	Q		V	05	1,023,300
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W19 FOP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S59 E10 N2 FOP=[YR=2018] E4 FGR=[YR=2018] E21 N21 W21 S21\$ N6 W4 S6\$ N6 E4 N15 E21 N50\$.											