LOT 14
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

MUYNH MY
95348 COLLEGE PARKWAY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0014-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

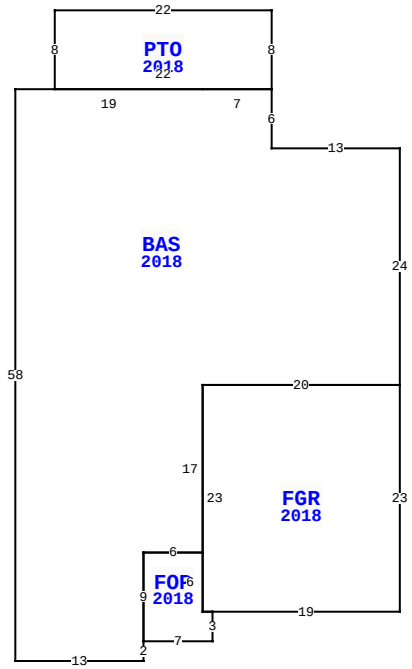
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2018	1,558	194,667
FGR	460	55	2018	253	31,611
FOP	57	30	2018	17	2,125
PTO	176	5	2018	9	1,124
TOTALS	2,251			1,837	229,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,837	128.1500	128.15	235,412	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1558 HX Base Yr



95428 WOODBRIDGE PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	229,527
TOTAL MARKET OB/XF VALUE	4,117
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	318,644
SOH/AGL Deduction	0
ASSESSED VALUE	318,644
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,644
TOTAL JUST VALUE	318,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811846	CO ISSUED	0	12/03/2018
B1807875	NEW CONSTR	208,935	08/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0182	3/10/2022	WD	Q	I	01	340,000
GRANTOR: ZOLLARS MICHAEL ANTHO						
GRANTEE: HUYNH MY						
2243/0110	12/07/2018	SW	Q	I	01	211,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ZOLLARS MICHAEL ANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W13 N6 W7 W19 S58 E13 N2 N9 E6 N17 E20 N24 $
FGR=[YR=2018;ORIG=-19,47] E19 N23 W20 S23 E1 $
PTO=[YR=2018;ORIG=-13,-6] N8 W22 S8 E22 $
FOP=[YR=2018;ORIG=-26,50] E7 N3 W1 N6 W6 S9 $
.

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	0810	CONCRETE A	0	0	0	0	629.00	SF	6.50	6.50	100	2018	2018	3	97	3,966	
2	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	

LAND DESCRIPTION

TOTAL OB/XF 4,117

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	000134	C	RES POND	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS