LOT 15
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

MITCHELL TERRY
95430 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0015-0000

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	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

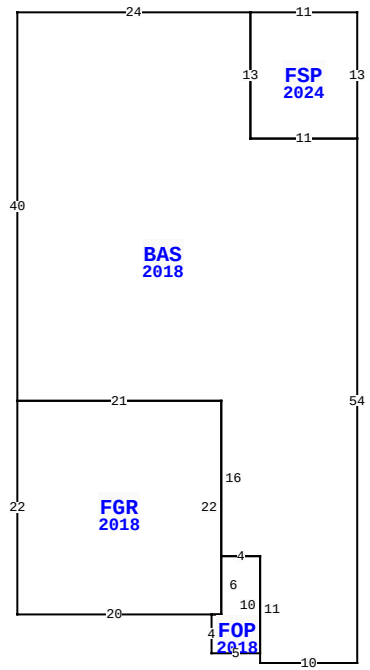
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	2018	1,591	194,819
FGR	462	55	2018	254	31,103
FOP	44	30	2018	13	1,592
FSP	143	40	2024	57	6,980
TOTALS	2,240			1,915	234,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	125.5870	125.59	240,505	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1591 HX Base Yr 2022



95430 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,492
TOTAL MARKET OB/XF VALUE		4,136
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		323,628
SOH/AGL Deduction		63,337
ASSESSED VALUE		260,291
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,569
TOTAL JUST VALUE		323,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804392	CO ISSUED	0	08/31/2019
B1804392	NEW CONSTR	215,762	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2502/0065	9/28/2021	WD	Q	I	01	355,000
GRANTOR: SHANNEY COLLEEN MARY						
GRANTEE: MITCHELL TERRY						
2221/1976	8/31/2018	SW	Q	I	01	214,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SHANNEY COLLEEN MAR						

BUILDING NOTES

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	100	0	0	632.00	SF	6.50	6.50	100	2018	2018	3	97	3,985	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2018	2018	3	97	151	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=-11,0] W24 S40 E21 S16 E4 S11 E10 N54 W11 N13 $
FGR=[YR=2018;ORIG=-35,40] S22 E20 E1 N22 W21 $
FOP=[YR=2018;ORIG=-15,62] S4 E5 N10 W4 S6 W1 $
FSP=[YR=2024;ORIG=-11,0] E11 S13 W11 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,136

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	100		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