LOT 18
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SJOGREN RICHARD
95436 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0018-0000

BUILDING CHARACTERISTICS

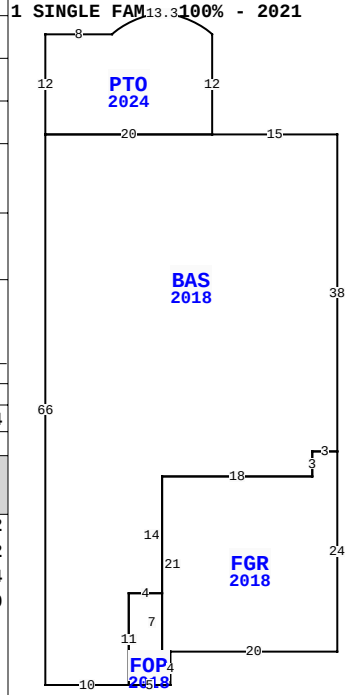
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,732	100	2018	1,732	198,422
FGR	450	55	2018	248	28,412
FOP	48	30	2018	14	1,604
PTO	261	5	2024	13	1,490
TOTALS	2,491			2,007	229,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,007	117.5020	117.50	235,822	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2021 Heated Area: 1732 HX Base Yr 2021



95436 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		229,926
TOTAL MARKET OB/XF VALUE		6,223
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		321,149
SOH/AGL Deduction		108,294
ASSESSED VALUE		212,855
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,133
TOTAL JUST VALUE		321,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806214	CO ISSUED	0	10/23/2018
B1806214	NEW CONSTR	234,784	06/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/0251	8/07/2020	WD	Q	I	01	251,000
GRANTOR: SMITH CALVIN D & NANC						
GRANTEE: SJOGREN RICHARD						
2282/1921	6/10/2019	WD	Q	I	01	239,000
GRANTOR: IRISH STEPHEN L & EIL						
GRANTEE: SMITH CALVIN D & NA						

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	0855	CONC PAVER	0	100	0	0	635.00	SF	10.00	10.00	100	2024	2020		98	6,223	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W15 W20 S66 E10 N11 E4 N14 E18 N3 E3 N38 $
FGR=[YR=2018;ORIG=-20,62] E20 N24 W3 S3 W18 S21 E1 $
FOP=[YR=2018;ORIG=-25,66] E5 N4 W1 N7 W4 S11 $
PTO=[YR=2024;ORIG=-35,0] E20 N12 W12F90 W8 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,223

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		PUD	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