LOT 20
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

HESS DIANA L & ROBERT T L/E/
95440 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0020-0000

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	13	LVT/LAMNT 100
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

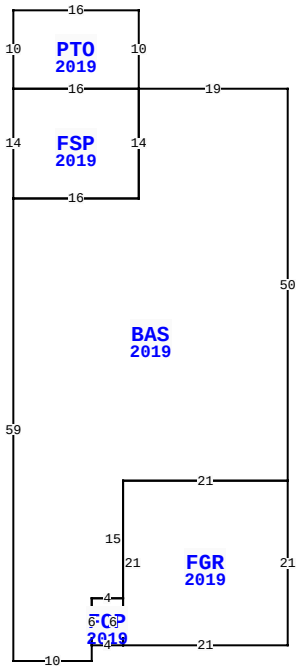
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2019	1,816	212,957
FGR	441	55	2019	243	28,495
FOP	24	30	2019	7	821
FSP	224	40	2019	90	10,554
PTO	160	5	2019	8	938
TOTALS	2,665			2,164	253,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	119.6580	119.66	258,944	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1816 HX Base Yr 2020



95440 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,765
TOTAL MARKET OB/XF VALUE		8,462
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		347,227
SOH/AGL Deduction		118,264
ASSESSED VALUE		228,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,241
TOTAL JUST VALUE		347,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811317	CO ISSUED	0	08/16/2019
B1811317	NEW CONSTR	246,653	11/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1979	10/20/2022	LE	U	I	11	100
GRANTOR: HESS DIANA L & ROBERT						
GRANTEE: WHITEHAD CAITLYN S						
2300/0973	8/22/2019	SW	Q	I	02	265,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HESS DIANA L & ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 PTO=[YR=2019] N10 W16 S10 E16$
FSP=[YR=2019] W16 S14 E16 N14$ S14 W16 S59 E10 N2
FOP=[YR=2019] E4 FGR=[YR=2019] E21 N21 W21 S21$ N6 W4 S6$
N6 E4 N15 E21 N50$.

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	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	
2	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	2019	2019	3	97	3,047	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2019	2019	3	94	4,512	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	
5	0479	VF PICKET	0	100	0	0	48.00	LF	10.00	10.00	100	2019	2019	3	94	451	

LAND DESCRIPTION

TOTAL OB/XF 8,462

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 10/04/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS