LOT 23
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

FERRI JOSEPH/PEMENTEL ELENA
95446 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0023-0000

BUILDING CHARACTERISTICS

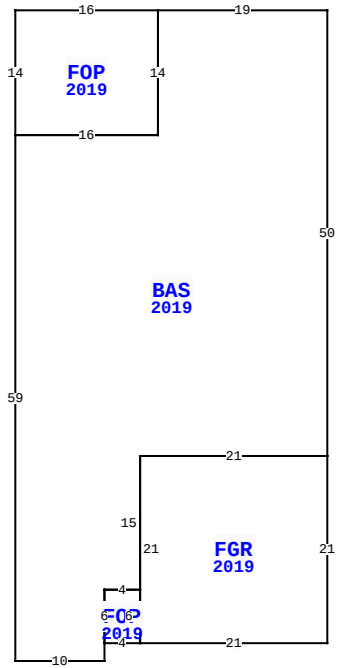
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	221,588
FGR	441	55	2019	243	29,651
FOP	24	30	2019	7	855
FOP	224	30	2019	67	8,175
TOTALS	2,505			2,133	260,268

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	124.5090	124.51	265,580	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1816 HX Base Yr



95446 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	260,268
TOTAL MARKET OB/XF VALUE	3,247
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	348,515
SOH/AGL Deduction	0
ASSESSED VALUE	348,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,515
TOTAL JUST VALUE	348,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903183	CO ISSUED	0	07/08/2019
B1903183	NEW CONSTR	250,289	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1552	5/31/2023	WD	Q	I	01	375,000
GRANTOR: JOSEPH MIRA						
GRANTEE: FERRI JOSEPH ET AL						
2289/0716	7/10/2019	SW	Q	I	01	236,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JOSEPH MIRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W16 S14 E16N14$ 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	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20	5.20	100	2019	2019	3	97	3,077	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	

LAND DESCRIPTION

TOTAL OB/XF 3,247

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/18/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS