LOT 24
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

CURRAN JOHN JR
95448 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0024-0000

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	13	LVT/LAMNT 100
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

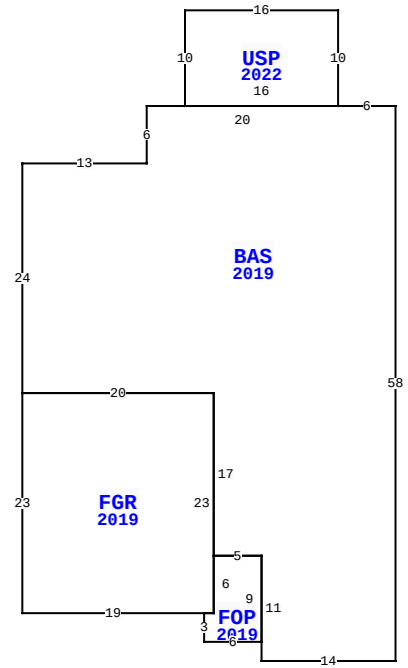
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2019	1,569	185,652
FGR	460	55	2019	253	29,936
FOP	48	30	2019	14	1,656
USP	160	30	2022	48	5,680
TOTALS	2,237			1,884	222,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	120.7360	120.74	227,474	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1569 HX Base Yr 2025



95448 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,925
TOTAL MARKET OB/XF VALUE		6,566
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		314,491
SOH/AGL Deduction		0
ASSESSED VALUE		314,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,769
TOTAL JUST VALUE		314,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017023	ADDITION	4,589	12/09/2021
C1900449	CO ISSUED	0	05/14/2019
B1900449	NEW CONSTR	212,542	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2746/678	10/28/2024	WD	Q	I	01	349,000
GRANTOR: CHANCEY REBECCA C						
GRANTEE: CURRAN JOHN JR						
2461/1826	5/11/2021	WD	Q	I	02	289,000
GRANTOR: ESTES JORDAN PAUL & E						
GRANTEE: CHANCEY REBECCA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W6 USP=[YR=2022] N10 W16 S10 E16$ W20 S6 W13 S24 FGR=[YR=2019] S23 E19FOP=[YR=2019] S3 E6 N9 W5 S6 W1$ E1 N23 W20$ E20 S17 E5 S11 E14 N58$.

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	100	0	0	642.00	SF	5.20	5.20	100	2019	2019	3	97	3,238	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2019	2019	3	97	189	
3	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2021	2021	3	96	2,304	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
5	0479	VF PICKET	0	100	0	0	57.00	LF	10.00	10.00	100	2021	2021	3	96	547	

LAND DESCRIPTION

TOTAL OB/XF 6,566

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 08/08/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS