

LOT 26
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

GORDON LAURA L
95452 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	1,569	100	2019	1,569	195,262
FGR	460	55	2019	253	31,485
FOP	60	30	2019	18	2,240
FSP	160	40	2019	64	7,964
TOTALS	2,249			1,904	236,953

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,904	126.9884	126.99	241,789	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2024											
Heated Area: 1569											
HX Base Yr 2024											

95452 WOODBRIDGE PKWY, FERNANDINA BEACH											
04/25/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			236,953
TOTAL MARKET OB/XF VALUE			3,427
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			325,380
SOH/AGL Deduction			11,826
ASSESSED VALUE			313,554
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			262,832
TOTAL JUST VALUE			325,380
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811820	CO ISSUED	0	03/21/2019
B1811820	NEW CONSTR	216,342	12/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/610	12/01/2023	WD	Q	I	02	370,000
GRANTOR: BARTH NICHOLAS S						
GRANTEE: GORDON LAURA L						
2264/1052	3/26/2019	SW	Q	I	01	239,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BARTH NICHOLAS S						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W13 N6 W4 FSP=[YR=2019] N10 W16 S10 E16\$ W22 S58 E14 FOP=[YR=2019] E6 N5 FGR=[YR=2019] E19 N23 W20 S23 E1\$ W1 N6 W5 S11\$ N11 E5 N17 E20 N24\$.											