LOT 27
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

BEALE JOSHUA T/GROSSMAN BREANNA K
95454 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

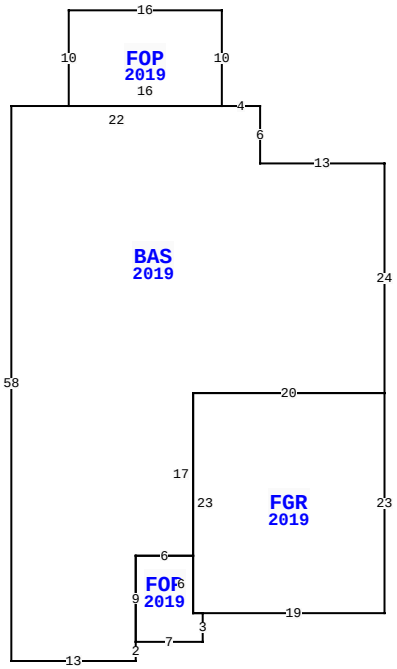
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,558	100	2019	1,558	185,984
FGR	460	55	2019	253	30,202
FOP	57	30	2019	17	2,030
FOP	160	30	2019	48	5,730
TOTALS	2,235			1,876	223,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	121.8140	121.81	228,516	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1558 HX Base Yr 2020



95454 WOODBRIDGE PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,946
TOTAL MARKET OB/XF VALUE		4,230
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		313,176
SOH/AGL Deduction		108,447
ASSESSED VALUE		204,729
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,007
TOTAL JUST VALUE		313,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012716	CO ISSUED	0	12/13/2019
B1909387	NEW CONSTR	218,550	09/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/0672	12/19/2019	SW	Q	I	01	228,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BEALE JOSHUA T & BR						
2285/1160	6/25/2019	SW	Q	V	05	552,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 N6 W4 FOP=[YR=2019] N10 W16 S10 E16$ W22 S58 E13 N2 FOP=[YR=2019] E7 N3 FGR=[YR=2019] E19 N23 W20 S23 E1$ W1 N6 W6 S9$ N9 E6 N17 E20 N24$.

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	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	
2	0810	CONCRETE A	0	100	0	0	644.00	SF	6.50	6.50	100	2019	2019	3	97	4,060	

LAND DESCRIPTION

TOTAL OB/XF 4,230

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	000100	C	RES	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 01/16/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS