LOT 28
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

KUSSMAUL FAMILY REV TRUST/KUSSMAUL WILLIAM E TRUST
95456 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0028-0000

BUILDING CHARACTERISTICS

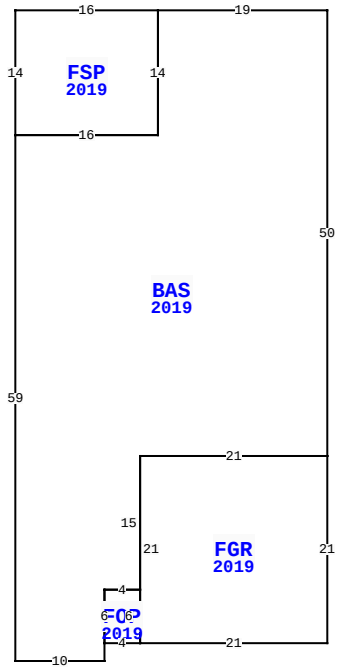
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	234,063
FGR	441	55	2019	243	31,320
FOP	24	30	2019	7	903
FSP	224	40	2019	90	11,600
TOTALS	2,505			2,156	277,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	131.5160	131.52	283,557	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1816 HX Base Yr 2022



95456 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		277,886
TOTAL MARKET OB/XF VALUE		3,176
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		366,062
SOH/AGL Deduction		72,917
ASSESSED VALUE		293,145
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		237,423
TOTAL JUST VALUE		366,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908041	CO ISSUED	0	12/13/2019
B1908041	NEW CONSTR	250,289	08/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1350	10/20/2021	WD	U	I	11	100
GRANTOR: KUSSMAUL MARYANN & WI						
GRANTEE: KUSSMAUL FAMILY REV						
2475/1153	6/25/2021	WD	Q	I	01	345,000
GRANTOR: WEIS SAMANTHA J						
GRANTEE: KUSSMAUL MARYANN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 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	596.00	SF	5.20	5.20	100	2019	2019	3	97	3,006	

LAND DESCRIPTION

TOTAL OB/XF 3,176

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 12/11/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS