

LOT 30
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

FKH SFR L LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2025

41-2N-28-1140-0030-0000



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 50
Interior Floor	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
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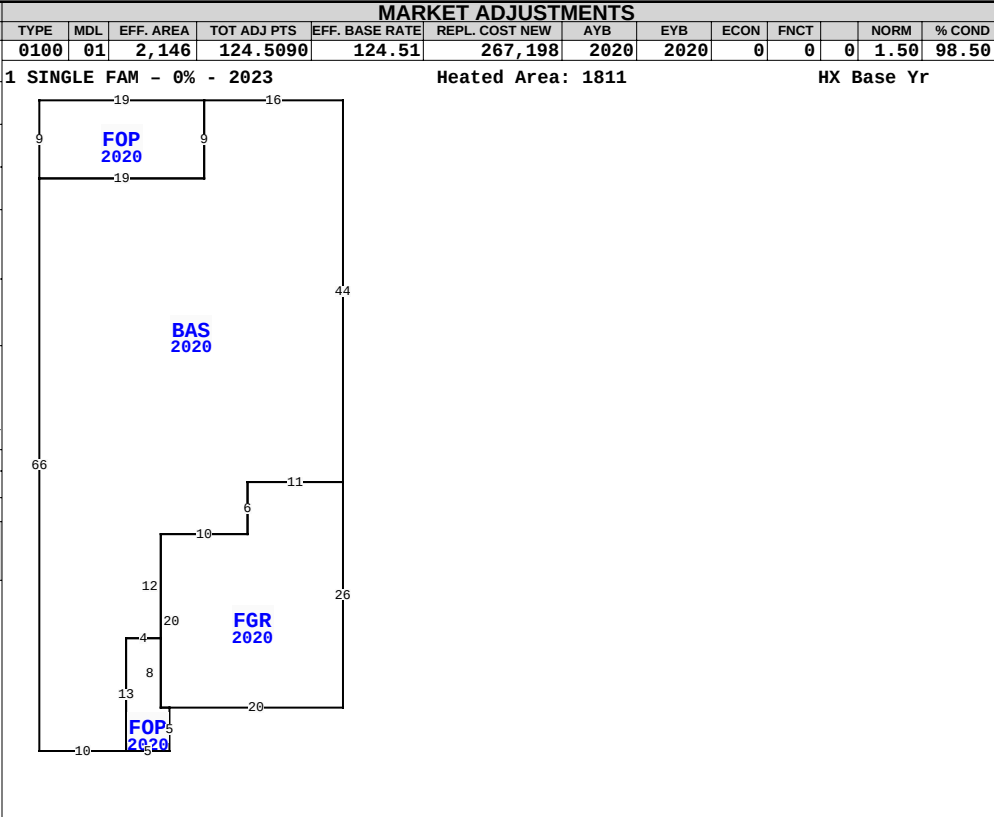
NEIGHBORHOOD/LOC	4068.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2020	1,811	222,106
FGR	486	55	2020	267	32,745
FOP	57	30	2020	17	2,085
FOP	171	30	2020	51	6,255

TOTALS	2,525			2,146	263,190
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50
2	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00



95460 WOODBRIDGE PKWY, FERNANDINA BEACH	BLD DATE		LGL DATE	04/25/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	0	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	98	115	
2	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	2020	2020	3	98	3,384	

TOTAL OB/XF													3,499	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,190	
TOTAL MARKET OB/XF VALUE		3,499	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		351,689	
SOH/AGL Deduction		0	
ASSESSED VALUE		351,689	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		351,689	
TOTAL JUST VALUE		351,689	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909391	CO ISSUED	0	03/05/2020
B1909391	NEW CONSTR	250,998	11/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2581/0366	7/29/2022	WD	U	I	37	425,000	
GRANTOR:BECK JONATHAN M & AMY							
GRANTEE:FKH SFR L LP							
2348/0204	3/16/2020	SW	Q	I	01	227,900	
GRANTOR:RICHMOND AMERICAN HOM							
GRANTEE:BECK JONATHAN M & A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FOP=[YR=2020] W19 S9 E19 N9\$ S9 W19 S66 E10 FOP=[YR=2020] E5 N5 FGR=[YR=2020] E20 N26 W11 S6 W10 S20 E1\$ W1 N8 W4 S13\$ N13 E4 N12 E10 N6 E11 N44\$.									