LOT 34
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

RICHARDSON LINDA R
95468 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0034-0000

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	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

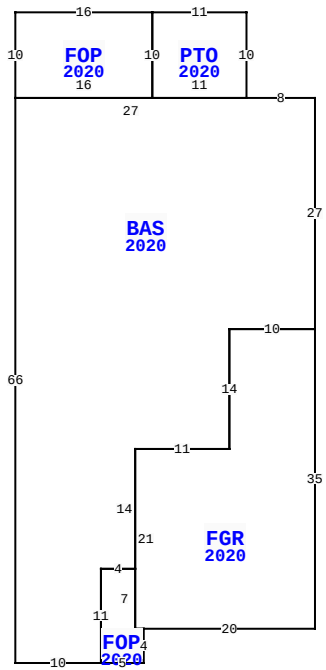
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2020	1,601	190,405
FGR	581	55	2020	320	38,057
FOP	48	30	2020	14	1,665
FOP	160	30	2020	48	5,709
PTO	110	5	2020	6	713
TOTALS	2,500			1,989	236,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	120.7360	120.74	240,152	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1601 HX Base Yr 2021



95468 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		236,550
TOTAL MARKET OB/XF VALUE		3,374
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		324,924
SOH/AGL Deduction		113,230
ASSESSED VALUE		211,694
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		155,972
TOTAL JUST VALUE		324,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C206558	CO ISSUED	0	07/28/2020
B2002018	NEW CONSTR	229,510	05/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/1178	7/16/2025	WD	Q	I	01	403,000
GRANTOR: PATTEN MARCIA CAROL						
GRANTEE: RICHARDSON LINDA R						
2383/0988	7/29/2020	SW	Q	I	01	241,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PATTEN MARCIA CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W8 PTO=[YR=2020] N10 W11 FOP=[YR=2020] W16 S10 E16 N10$ S10 E11$ W27 S66 E10 FOP=[YR=2020] E5 N4 FGR=[YR=2020] E20 N35 W10 S14 W11 S21 E1$ W1 N7 W4 S11$ N11 E4 N14 E11 N14 E10 N27$.

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	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	98	153	
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2020	2020	3	98	3,221	

LAND DESCRIPTION

TOTAL OB/XF 3,374

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 02/16/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS