LOT 38
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

MARTINO JESSE RYAN & CHRISTINA LEEANN
95461 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0038-0000

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 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

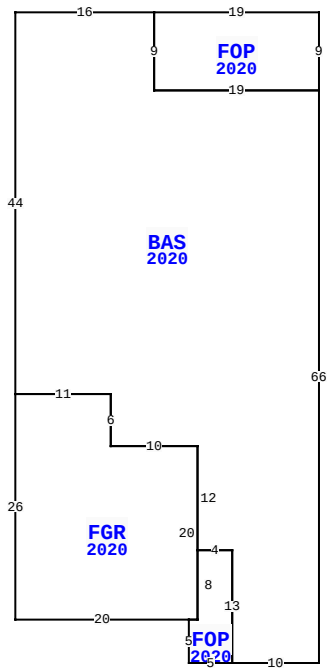
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	124.5090	124.51	267,198	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1811 HX Base Yr 2021



95461 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		263,190
TOTAL MARKET OB/XF VALUE		6,509
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		354,699
SOH/AGL Deduction		153,751
ASSESSED VALUE		200,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,226
TOTAL JUST VALUE		354,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C206353	CO ISSUED	0	07/22/2020
B2001675	NEW CONSTR	250,998	05/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/0006	7/28/2020	SW	Q	I	01	224,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MARTINO JESSE RYAN						
2305/1354	9/20/2019	SW	Q	V	05	601,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W19 BAS=[YR=2020] W16 S44 FGR=[YR=2020] S26 E20 FOP=[YR=2020] S5 E5 N13 W4 S8 W1$ E1 N20 W10 N6 W11$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9$ S9 E19 N9$.

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	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	98	115	
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2020	2020	3	98	3,221	
3	0476	VF 6 SBPL	0	100	0	0	95.00	LF	32.00	32.00	100	2020	2020	3	95	2,888	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 6,509

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 02/10/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS