LOT 84
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

DEANE ANTHONY F & JORDAN K
95431 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0084-0000

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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

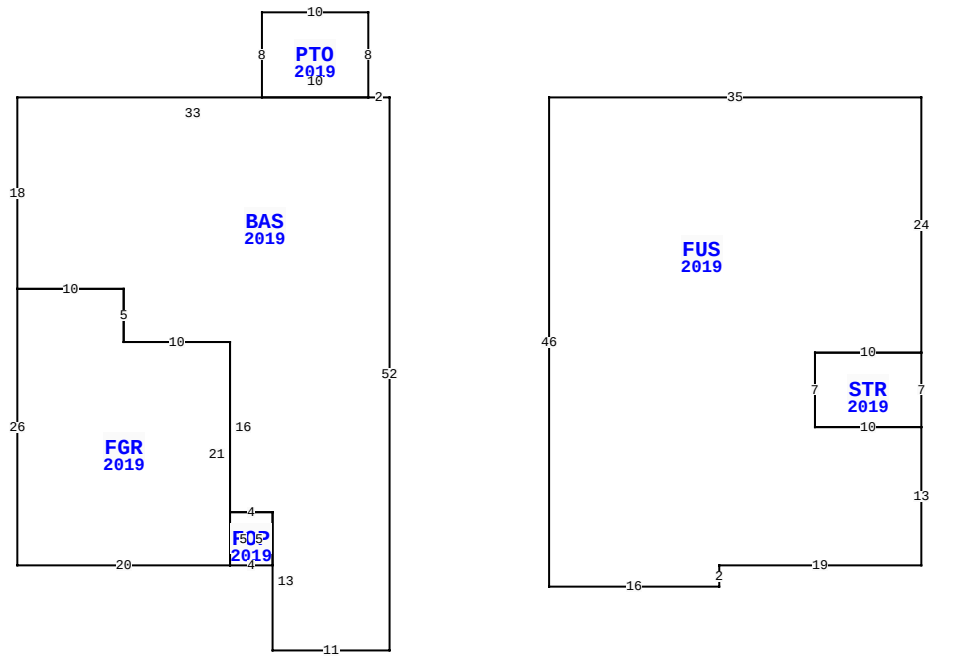
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2019	1,138	126,613
FGR	470	55	2019	258	28,705
FOP	20	30	2019	6	667
FUS	1,502	100	2019	1,502	167,112
PTO	80	5	2019	4	445
STR	70	10	2019	7	779
TOTALS	3,280			2,915	324,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,915	113.5332	113.53	330,940	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2640 HX Base Yr 2020



95431 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		324,321
TOTAL MARKET OB/XF VALUE		8,897
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		418,218
SOH/AGL Deduction		139,345
ASSESSED VALUE		278,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,151
TOTAL JUST VALUE		418,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811318	CO ISSUED	0	03/15/2019
B1811318	NEW CONSTR	342,475	11/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/0314	3/14/2019	SW	Q	I	01	270,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DEANE ANTHONY F & J						
2185/0629	3/23/2018	SW	Q	V	05	1,023,300
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W2 PTO=[YR=2019] N8 W10 S8 E10$ W33 S18 FGR=[YR=2019] S26 E20 FOP=[YR=2019] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52$ PTR= E15 FUS=[YR=2019] E35 S24 STR=[YR=2019] S7 W10 N7 E10$ W10 S7 E10 S13 W19 S2 W16 N46$ W15$.

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	2019	2019	3	97	151	
2	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2019	2019	3	97	3,369	
3	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2019	2019	3	94	4,813	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 8,897

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 03/05/2019 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS