LOT 85
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

BEECHAM ERIC D & ANGELA C
95429 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0085-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

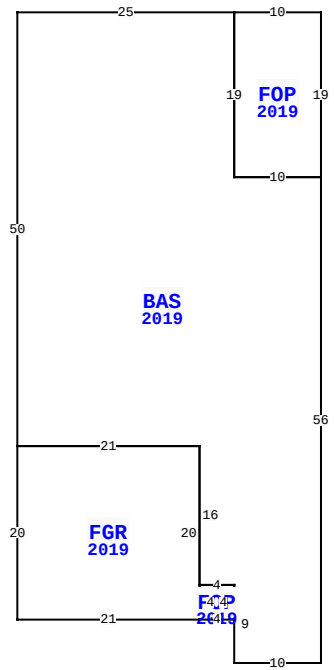
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2019	1,874	231,236
FGR	420	55	2019	231	28,503
FOP	16	30	2019	5	617
FOP	190	30	2019	57	7,033
TOTALS	2,500			2,167	267,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	125.9104	125.91	272,847	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1874 HX Base Yr 2021



95429 WOODBRIDGE PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,390
TOTAL MARKET OB/XF VALUE		3,339
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,729
SOH/AGL Deduction		120,641
ASSESSED VALUE		235,088
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,366
TOTAL JUST VALUE		355,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013100	CO ISSUED	0	12/31/2019
B1907625	NEW CONSTR	254,239	07/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/1449	3/26/2020	SW	Q	I	01	247,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BEECHAM ERIC D & AN						
2264/0036	3/25/2019	SW	Q	V	05	566,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W10 BAS=[YR=2019] W25 S50 FGR=[YR=2019] S20 E21 FOP=[YR=2019] E4 N4 W4 S4$ N20 W21$ E21 S16 E4 S9 E10 N56 W10 N19$ S19 E10 N19$.

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	632.00	SF	5.20	5.20	100	2019	2019	3	97	3,188	

LAND DESCRIPTION

TOTAL OB/XF 3,339

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