LOT 94
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

BUSH JOHN JEWELL & GEORGINA
95427 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0094-0000

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 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

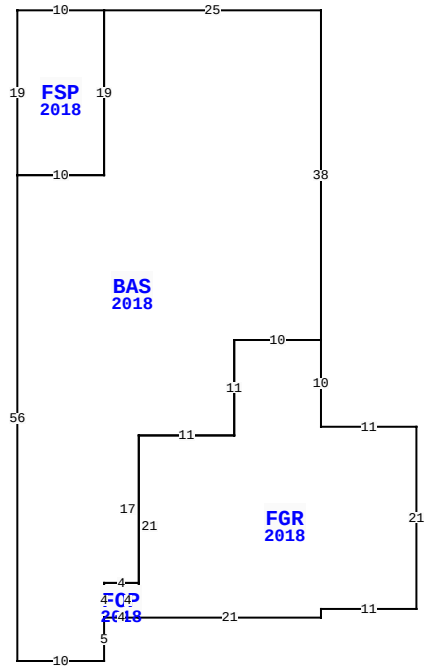
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,743	100	2018	1,743	223,508
FGR	782	55	2018	430	55,140
FOP	16	30	2018	5	642
FSP	190	40	2018	76	9,746
TOTALS	2,731			2,254	289,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,254	131.5160	131.52	296,446	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1743 HX Base Yr 2024



95427 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		289,035
TOTAL MARKET OB/XF VALUE		4,445
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		378,480
SOH/AGL Deduction		12,745
ASSESSED VALUE		365,735
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		315,013
TOTAL JUST VALUE		378,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806211	CO ISSUED	0	11/06/2018
B1806211	NEW CONSTR	249,111	06/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/538	7/05/2023	WD	Q	I	02	425,000
GRANTOR: EISERMAN JERRY MICHAE						
GRANTEE: BUSH JOHN JEWELL &						
2405/1492	10/21/2020	QC	U	I	11	104,000
GRANTOR: EISERMAN JERRY M & TA						
GRANTEE: EISERMAN JERRY MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FSP=[YR=2018] W10 S19 E10 N19$ S19 W10 S56 E10 N5 FOP=[YR=2018] E4 FGR=[YR=2018] E21 N1 E11 N21 W11 N10W10 S11 W11 S21$ N4 W4 S4$ N4 E4 N17 E11 N11 E10 N38$.

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	0	0	624.00	SF	6.50	6.50	100	2018	2018	3	97	3,934	
2	0810	CONCRETE A	0	100	0	0	81.00	SF	6.50	6.50	100	2018	2018	3	97	511	

LAND DESCRIPTION

TOTAL OB/XF 4,445

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 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS