

LOT 97
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

HAZEL MISSY/
85047 SAGHARBOR COURT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0097-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	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	1,816	100	2018	1,816	209,957
FGR	441	55	2018	243	28,095
FOP	24	30	2018	7	809
FOP	224	30	2018	67	7,746
TOTALS	2,505			2,133	246,608

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	581.00	SF	6.50
2	0810	CONCRETE A	0	0	0	0	21.00	SF	6.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,133	118.5800	118.58	252,931	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 0% - 0											
Heated Area: 1816											
HX Base Yr											
95421 WOODBRIDGE PKWY, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/25/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		246,608	
TOTAL LAND VALUE - MARKET		3,795	
TOTAL MARKET VALUE		85,000	
SOH/AGL Deduction		48,547	
ASSESSED VALUE		286,856	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		286,856	
TOTAL JUST VALUE		335,403	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		314,271	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804428	CO ISSUED	0	08/31/2018
B1804428	NEW CONSTR	242,462	05/02/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	12/23/2020	CN	U	I	11	100	
GRANTOR: BURCHILL JOAN A IRREV							
GRANTEE: HAZEL MISSY							
2223/1656	8/31/2018	SW	Q	I	01	216,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: BURCHILL JOAN A IRR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W16 BAS=[YR=2018] W19 S50 FGR=[YR=2018] S21 E21									
FOP=[YR=2018] E4 N6 W4 S6\$ N21 W21\$ E21 S15 E4 S8 E10 N59 W16									
N14\$ S14 E16 N14\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00
TOTAL OB/XF 3,795									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000		