

LOT 111
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

ARRATIA RODRIGO & JAMES KRISTEN
95405 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0111-0000



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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
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	2025	1,138	132,440
FGR	690	55	2025	380	44,224
FOP	20	30	2025	6	698
FOP	150	30	2025	45	5,237
FUS	1,502	100	2025	1,502	174,803
PTO	200	5	2025	10	1,164
STR	70	10	2025	7	815

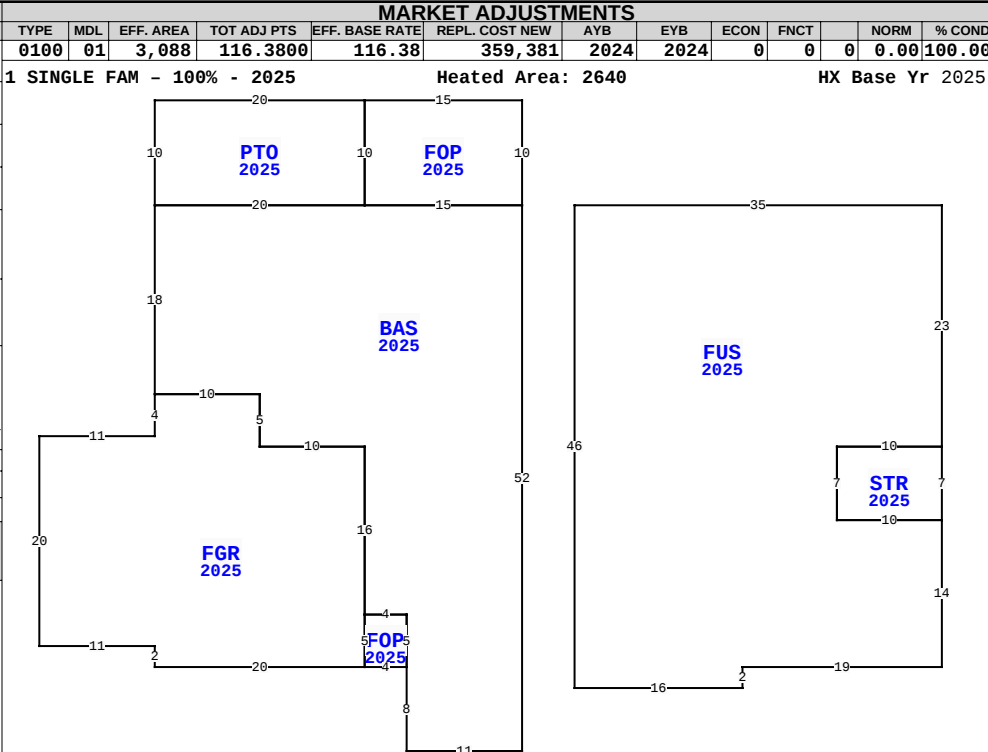
TOTALS	3,770			3,088	359,381
--------	-------	--	--	-------	---------

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	100	0	0	1,068.00	SF	5.20	5.20	100	2025	2024		100	5,554	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2025	2024		100	5,184	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	
4	0462	ST/AL FNC	0	100	0	0	216.00	SF	10.00	10.00	100	2025	2024		100	2,160	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							



95405 WOODBRIDGE PKWY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/25/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 13,798																
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,381
TOTAL MARKET OB/XF VALUE		13,798
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		458,179
SOH/AGL Deduction		203,615
ASSESSED VALUE		254,564
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,842
TOTAL JUST VALUE		458,179
NCON VALUE		373,179
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240008374	PRIVATE PROVIDER	488,157	07/17/2024
B240001620	H-2649	488,157	02/08/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240008374	PRIVATE PROVIDER	488,157	07/17/2024
B240001620	H- 2649	488,157	02/08/2024

BUILDING NOTES						
BAS=[YR=2025;ORIG=10,10] E20 E15 S52 W11 N8 N5 W4 N16 W10 N5 W10 N18 \$						
FOP=[YR=2025;ORIG=30,10] E15 N10 W15 S10 \$						
PTO=[YR=2025;ORIG=30,10] W20 N10 E20 S10 \$						
FGR=[YR=2025;ORIG=30,33] W10 N5 W10 S4 W11 S20 E11 S2 E20 N5 N16 \$						
FOP=[YR=2025;ORIG=30,49] E4 S5 W4 N5 \$						
FUS=[YR=2025;ORIG=50,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 \$						
STR=[YR=2025;ORIG=75,33] E10 S7 W10 N7 \$						
.						

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E20 E15 S52 W11 N8 N5 W4 N16 W10 N5 W10 N18 \$
FOP=[YR=2025;ORIG=30,10] E15 N10 W15 S10 \$
PTO=[YR=2025;ORIG=30,10] W20 N10 E20 S10 \$
FGR=[YR=2025;ORIG=30,33] W10 N5 W10 S4 W11 S20 E11 S2 E20 N5 N16 \$
FOP=[YR=2025;ORIG=30,49] E4 S5 W4 N5 \$
FUS=[YR=2025;ORIG=50,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 \$
STR=[YR=2025;ORIG=75,33] E10 S7 W10 N7 \$
.