LOT 113
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

STUART MATTHEW ANGUS & TARA LEANNE
95401 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0113-0000

BUILDING CHARACTERISTICS

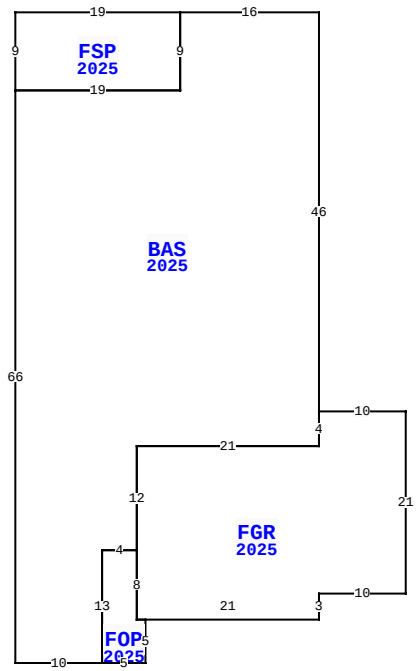
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,877	100	2025	1,877	228,637
FGR	630	55	2025	346	42,146
FOP	57	30	2025	17	2,071
FSP	171	40	2025	68	8,283
TOTALS	2,735			2,308	281,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	121.8140	121.81	281,137	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1877 HX Base Yr 2025



95401 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,137
TOTAL MARKET OB/XF VALUE		43,055
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		409,192
SOH/AGL Deduction		93,277
ASSESSED VALUE		315,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,193
TOTAL JUST VALUE		409,192
NCON VALUE		324,192
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011257	0911 35X14 OVER N	10,000	10/03/2024
SP240011251	0861 & 0911	75,000	10/03/2024
CO240008590	PRIVATE PROVIDER	358,628	07/23/2024
B240001806	H-1878	358,628	02/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/396	7/23/2024	SW	Q	I	02	446,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STUART MATTHEW ANGU						
2327/0137	12/18/2019	SW	Q	V	05	503,300
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=29,19] N9 E16 S46 S4 W21 S12 W4 S13 W10 N66 E19 $
FGR=[YR=2025;ORIG=24,60] E21 N4 E10 S21 W10 S3 W21 N8 N12 $
FSP=[YR=2025;ORIG=29,19] W19 N9 E19 S9 $
FOP=[YR=2025;ORIG=20,72] E4 S8 E1 S5 W5 N13 $
.

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	993.00	SF	6.50	6.50	100	2025	2024		100	6,455	
2	0861	POOL GUNIT	0	100	0	0	292.00	SF	85.00	85.00	100	2025	2024		100	24,820	
3	0855	CONC PAVER	0	100	0	0	198.00	SF	10.00	10.00	100	2025	2024		100	1,980	
4	0912	SCRN RM G	0	100	35	14	490.00	SF	20.00	20.00	100	2025	2024		100	9,800	

LAND DESCRIPTION

TOTAL OB/XF 43,055

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	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							

REVIEW DATE 10/03/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS