

LOT 59
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

FARMER TIARA L
PSC 812 BOX 3916
FPO, AE 09627

2025

42-2N-28-1141-0059-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
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	1,877	100	2021	1,877	234,769
FGR	420	55	2021	231	28,893
FOP	42	30	2021	13	1,626
FSP	171	40	2021	68	8,505
TOTALS	2,510			2,189	273,792

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,189	126.3416	126.34	276,558	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1877 HX Base Yr 2022											
95295 COLLEGE PKWY, FERNANDINA BEACH											

TOTAL OB/XF 3,531											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	154
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	3,377

TOTAL OB/XF 3,531											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,792	
TOTAL MARKET OB/XF VALUE		3,531	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		362,323	
SOH/AGL Deduction		73,360	
ASSESSED VALUE		288,963	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		238,241	
TOTAL JUST VALUE		362,323	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,941	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009703	CO ISSUED	0	03/05/2021
B2009703	NEW CONSTR	255,481	10/14/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2442/1228	3/11/2021	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: FARMER TIARA L					
2370/0961	6/19/2020	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W16 FSP=[YR=2021] W19S9 E19 N9\$ S9 W19 S66 E10 N3 FOP=[YR=2021] E5 N2 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1 N8 W4 S10\$ N10 E4 N12 E21 N50\$.									