LOT 64
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

HUYNH MY THI PHUONG
95348 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0064-0000

BUILDING CHARACTERISTICS

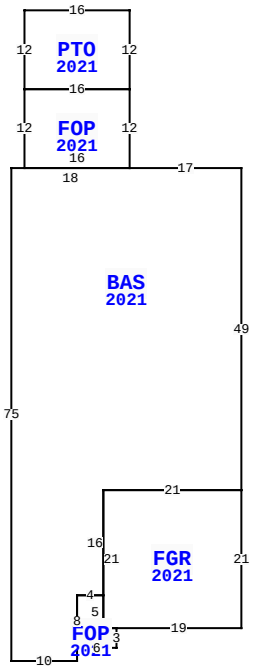
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,039	100	2021	2,039	241,547
FGR	441	55	2021	243	28,786
FOP	38	30	2021	11	1,303
FOP	192	30	2021	58	6,871
PTO	192	5	2021	10	1,185
TOTALS	2,902			2,361	279,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,361	119.6580	119.66	282,517	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2039 HX Base Yr 2022



95348 COLLEGE 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		279,692
TOTAL MARKET OB/XF VALUE		4,705
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,397
SOH/AGL Deduction		75,052
ASSESSED VALUE		294,345
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,623
TOTAL JUST VALUE		369,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C210023	CO ISSUED	0	07/30/2021
B210023	NEW CONSTR	275,599	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/1654	7/30/2021	SW	Q	I	01	292,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HUYNH MY THI PHUONG						
2397/1030	10/01/2020	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] N12 PTO=[YR=2021] N12 W16 S12 E16$ W16 S12 E16$ W18 S75 E10 N2 FOP=[YR=2021] E6 N3 FGR=[YR=2021] E19 N21 W21 S21 E2$ W2 N5 W4 S8$ N8 E4 N16 E21 N49$.

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	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2021	2021	3	99	3,398	
2	0855	CONC PAVER	0	100	0	0	132.00	SF	10.00	10.00	100	2021	2021	3	99	1,307	

LAND DESCRIPTION

TOTAL OB/XF 4,705

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 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS