LOT 68
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

D'ELENA PROTECTION TRUST/D'ELENA PETER GEORGE CO-T
95316 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

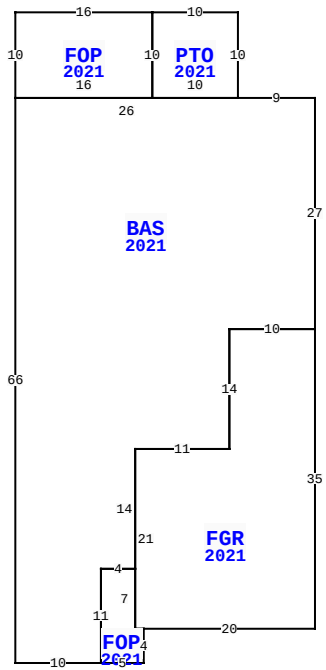
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,601	100	2021	1,601	203,496
FGR	581	55	2021	320	40,674
FOP	48	30	2021	14	1,779
FOP	160	30	2021	48	6,101
PTO	100	5	2021	5	636
TOTALS	2,490			1,988	252,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	128.3898	128.39	255,239	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1601 HX Base Yr 2025



95316 COLLEGE PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,687
TOTAL MARKET OB/XF VALUE		4,784
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		342,471
SOH/AGL Deduction		0
ASSESSED VALUE		342,471
TOTAL EXEMPTION VALUE	HX HB VX VP	256,446
BASE TAXABLE VALUE		86,025
TOTAL JUST VALUE		342,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011906	CO ISSUED	0	04/15/2021
B2011906	NEW CONSTR	229,510	12/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1065	4/12/2024	WD	Q	I	01	465,000
GRANTOR: WATKINS SEAN						
GRANTEE: D'ELENA PROTECTION						
2454/1964	4/21/2021	SW	Q	I	01	287,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WATKINS SEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W9 PTO=[YR=2021] N10 W10 FOP=[YR=2021] W16 S10 E16 N10$ S10 E10$ W26 S66 E10 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E20 N35 W10 S14 W11 S21 E1$ W1 N7 W4 S11$ N11 E4 N14 E11 N14 E10 N27$.

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	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2021	2021	3	99	3,212	
3	0462	ST/AL FNC	0	100	0	0	75.00	SF	10.00	10.00	100	2021	2021	3	93	698	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
5	0479	VF PICKET	0	100	0	0	45.00	LF	10.00	10.00	100	2021	2021	3	96	432	

LAND DESCRIPTION

TOTAL OB/XF 4,784

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	000100	C	RES	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 08/03/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS