LOT 69
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

ROHE ROBERT P & HEATHER L
95308 COLLEGE PARKWAY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0069-0000

BUILDING CHARACTERISTICS

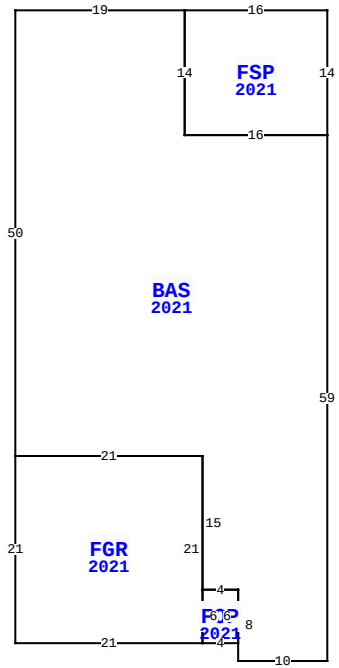
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,816	100	2021	1,816	213,188
FGR	441	55	2021	243	28,527
FOP	24	30	2021	7	822
FSP	224	40	2021	90	10,565
TOTALS	2,505			2,156	253,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	118.5800	118.58	255,658	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1816 HX Base Yr 2022



95308 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		253,101
TOTAL MARKET OB/XF VALUE		3,119
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		341,220
SOH/AGL Deduction		68,811
ASSESSED VALUE		272,409
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,687
TOTAL JUST VALUE		341,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013053	CO ISSUED	0	06/11/2021
B2013053	NEW CONSTR	252,545	12/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/0731	6/11/2021	SW	Q	I	01	286,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ROHE ROBERT P & HEA						
2397/1030	10/01/2020	SW	Q	V	05	580,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W16 BAS=[YR=2021] W19 S50 FGR=[YR=2021] S21 E21 FOP=[YR=2021] E4 N6 W4 S6$ N21 W21$ E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

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	576.00	SF	5.20	5.20	100	2021	2021	3	99	2,965	

LAND DESCRIPTION

TOTAL OB/XF 3,119

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