LOT 73
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

LEE TRICIA M
95276 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0073-0000

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 100
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

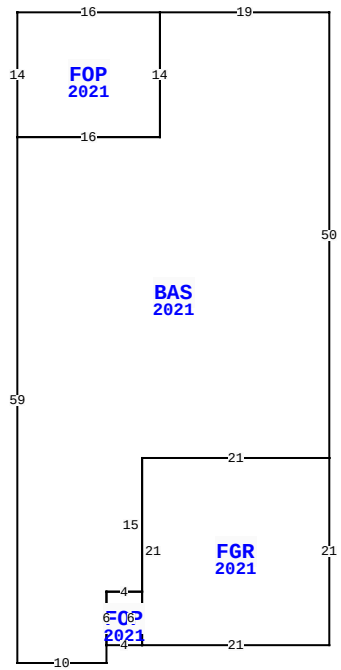
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2021	1,816	215,130
FGR	441	55	2021	243	28,786
FOP	24	30	2021	7	830
FOP	224	30	2021	67	7,937
TOTALS	2,505			2,133	252,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	119.6580	119.66	255,235	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1816 HX Base Yr



95276 COLLEGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,683
TOTAL MARKET OB/XF VALUE	9,123
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	346,806
SOH/AGL Deduction	10,130
ASSESSED VALUE	336,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,676
TOTAL JUST VALUE	346,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010414	CO ISSUED	0	03/30/2021
B2010414	NEW CONSTR	250,048	10/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2450/0455	3/31/2021	SW	Q	I	01	295,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LEE TRICIA M						
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] W19 FOP=[YR=2021] W16 S14 E16 N14$ S14 W16 S59 E10 N2 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N21 W21 S21$ N6 W4 S6$ N6 E4 N15 E21 N50$.

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	0	10	3	30.00	SF	6.50	6.50	100	2021	2021	3	99	193	
2	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	2021	2021	3	99	2,986	
3	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	100	2021	2021	3	96	4,792	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
5	0479	VF PICKET	0	0	0	0	60.00	LF	10.00	10.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 9,123

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	0		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