LOT 1
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

GAMBLE STEPHEN JAMES JR & MARTI LYNN/HOLCOMB PATRI
95518 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

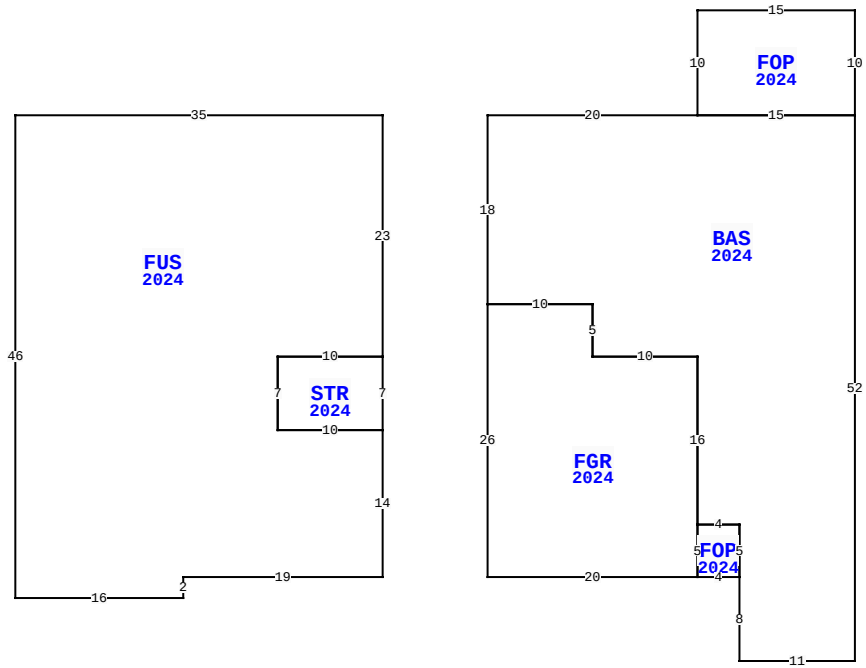
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2024	1,138	117,885
FGR	470	55	2024	258	26,726
FOP	20	30	2024	6	622
FOP	150	30	2024	45	4,662
FUS	1,502	100	2024	1,502	155,592
STR	70	10	2024	7	725
TOTALS	3,350			2,956	306,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,956	103.5880	103.59	306,212	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2640 HX Base Yr 2025



95518 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,212
TOTAL MARKET OB/XF VALUE		10,001
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		401,213
SOH/AGL Deduction		152,545
ASSESSED VALUE		248,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,946
TOTAL JUST VALUE		401,213
NCON VALUE		10,821
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003226	PRIVATE PROVIDER	479,793	03/20/2024
B230010632	H 2649	479,793	08/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/734	3/26/2024	SW	Q	I	01	487,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GAMBLE STEPHEN JAME						
2650/1706	6/26/2023	SW	Q	V	05	845,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	0	0	754.00	SF	6.50	6.50	100	2025	2024		100	4,901	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2025	2024		100	4,800	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-25,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 $
BAS=[YR=2024;ORIG=20,28] N18 E20 E15 S52 W11 N8 N5 W4 N16 W10 N5 W10 $
FGR=[YR=2024;ORIG=20,54] N26 E10 S5 E10 S16 S5 W20 $
FOP=[YR=2024;ORIG=40,0] E15 S10 W15 N10 $
STR=[YR=2024;ORIG=0,33] E10 S7 W10 N7 $
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,001

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 06/28/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS