

LOT 2
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

RODRIGUEZ NANCY
95526 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0002-0000



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/LAMMT 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

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	1,816	100	2024	1,816	195,765
FGR	441	55	2024	243	26,195
FOP	24	30	2024	7	755
FSP	224	40	2024	90	9,702
TOTALS	2,505			2,156	232,417

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,156	107.8000	107.80	232,417	2024	2024	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025											
Heated Area: 1816											
HX Base Yr 2025											
95526 WOODBRIDGE PKWY, FERNANDINA BEACH											
BLD DATE 04/25/2025 MLU											

L N	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		658.00	SF	6.50			100	4,277	

TOTAL OB/XF															4,277
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				232,417	
TOTAL MARKET OB/XF VALUE				4,277	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				321,694	
SOH/AGL Deduction				0	
ASSESSED VALUE				321,694	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				270,972	
TOTAL JUST VALUE				321,694	
NCON VALUE				236,694	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240002883	PRIVATE PROVIDER	342,009	03/12/2024
B230009110		342,009	07/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1212	3/13/2024	SW	Q	I	01	410,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RODRIGUEZ NANCY						
2650/1706	6/26/2023	SW	Q	V	05	845,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES														
BAS=[YR=2024;ORIG=80,0] W19 S14 W16 S59 E10 N2 N6 E4 N15 E21 N50 \$														
FGR=[YR=2024;ORIG=80,71] W21 N6 N15 E21 S21 \$														
FSP=[YR=2024;ORIG=61,14] W16 N14 E16 S14 \$														
FOP=[YR=2024;ORIG=55,65] E4 S6 W4 N6 \$														