LOT 3
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

BONGIOVANNI DANIEL CHRISTINA & ALICIA LA'SHEA
95534 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

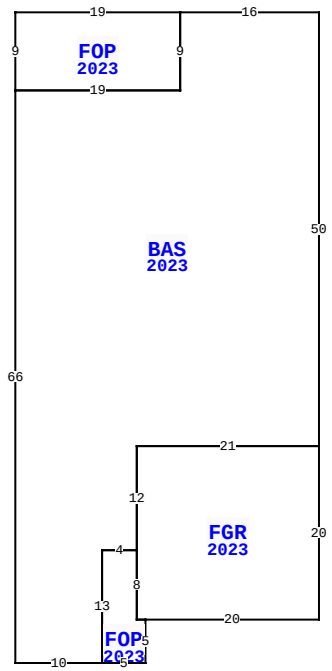
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,877	100	2023	1,877	207,859
FGR	420	55	2023	231	25,581
FOP	57	30	2023	17	1,883
FOP	171	30	2023	51	5,648
TOTALS	2,525			2,176	240,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	110.7400	110.74	240,970	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1877 HX Base Yr



95534 WOODBRIDGE 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	240,970
TOTAL MARKET OB/XF VALUE	4,518
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	330,488
SOH/AGL Deduction	0
ASSESSED VALUE	330,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,488
TOTAL JUST VALUE	330,488
NCON VALUE	245,488
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002879	PRIVATE PROVIDER	349,886	03/12/2024
B230009102		349,886	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1157	3/14/2024	SW	Q	I	01	415,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BONGIOVANNI DANIEL						
2650/1706	6/26/2023	SW	Q	V	05	845,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,-20] W16 S9 W19 S66 E10 N13 E4 N12 E21 N50 $
FOP=[YR=2023;ORIG=44,-11] W19 N9 E19 S9 $
FGR=[YR=2023;ORIG=39,30] E21 S20 W20 W1 N8 N12 $
FOP=[YR=2023;ORIG=39,42] W4 S13 E5 N5 W1 N8 $
.

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	0	0	695.00	SF	6.50	6.50	100	2025	2024		100	4,518	

LAND DESCRIPTION

TOTAL OB/XF 4,518

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	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 07/01/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS