

LOT 7
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

STEFANINI MAUREEN ETTA
95566 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0007-0000



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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	05	Quality Level 05
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	228,637
FGR	420	55	2023	231	28,138
FOP	57	30	2023	17	2,071
FOP	171	30	2023	51	6,212
TOTALS	2,525			2,176	265,059

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	658.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,176	121.8140	121.81	265,059	2023	2023	0	0
1 SINGLE FAM - 100% - 2025									
Heated Area: 1877									
HX Base Yr 2025									

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
265,059									
TOTAL MARKET OB/XF VALUE									
3,578									
TOTAL LAND VALUE - MARKET									
85,000									
TOTAL MARKET VALUE									
353,637									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
353,637									
TOTAL EXEMPTION VALUE									
HX HB 50,722									
BASE TAXABLE VALUE									
302,915									
TOTAL JUST VALUE									
353,637									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
330,385									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/15/2023
B230006114	HTD 1878	349,421	05/11/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2682/1450	11/21/2023	SW	Q	I	01	395,800	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: STEFANINI MAUREEN E							
2636/708	5/01/2023	SW	Q	V	05	910,000	
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 \$									