LOT 8
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

RAGAN DIANE GANUS
95574 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

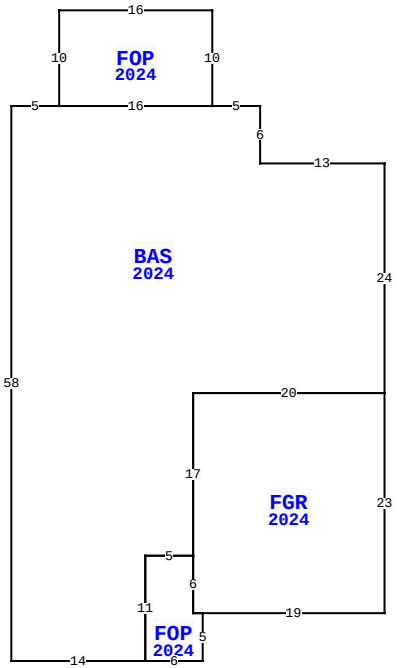
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,569	100	2024	1,569	187,747
FGR	460	55	2024	253	30,274
FOP	60	30	2024	18	2,154
FOP	160	30	2024	48	5,744
TOTALS	2,249			1,888	225,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	119.6580	119.66	225,918	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1569 HX Base Yr



95574 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	225,918
TOTAL MARKET OB/XF VALUE	3,661
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	314,579
SOH/AGL Deduction	0
ASSESSED VALUE	314,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,579
TOTAL JUST VALUE	314,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006125	HTD 1568	299,996	05/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/127	10/31/2023	SW	Q	I	01	375,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RAGAN DIANE GANUS						
2636/708	5/01/2023	SW	Q	V	05	910,000
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	0811	CONCRETE B	0	0	0	0	674.00	SF	5.20	5.20	100	2024	2023		100	3,505	
2	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2024	2023		100	156	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W13 N6 W5 W16 W5 S58 E14 N11 E5 N17 E20 N24 $
FOP=[YR=2024;ORIG=46,-6] E16 S10 W16 N10 $
FGR=[YR=2024;ORIG=60,34] E20 S23 W19 W1 N6 N17 $
FOP=[YR=2024;ORIG=55,51] E5 S6 E1 S5 W6 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,661

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 11/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS