LOT 13
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

CASTRONOVO KENNETH/NEVILLE HEIDI LEE
95614 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0013-0000

BUILDING CHARACTERISTICS

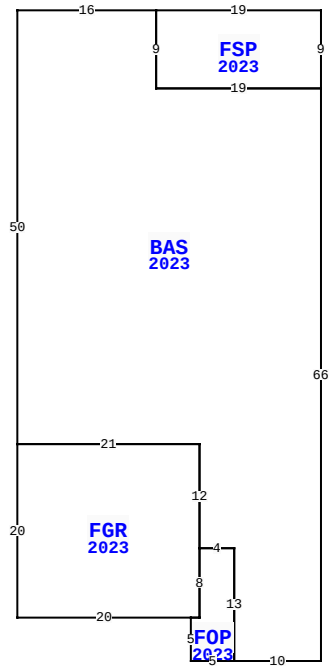
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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
FSP	171	40	2023	68	8,283
TOTALS	2,525			2,193	267,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	121.8140	121.81	267,129	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1877 HX Base Yr 2024



95614 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,129
TOTAL MARKET OB/XF VALUE		3,630
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,759
SOH/AGL Deduction		13,715
ASSESSED VALUE		342,044
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,322
TOTAL JUST VALUE		355,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016352	NEW CONSTR	302,945	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/140	6/23/2023	SW	Q	I	02	384,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CASTRONOVO KENNETH						
2598/0618	10/20/2022	SW	Q	V	05	728,400
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	100	0	0	698.00	SF	5.20	5.20	100	2023	2023		100	3,630	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W19 N9 W16 S50 E21 S12 E4 S13 E10 N66 $
FSP=[YR=2023;ORIG=71,1] E19 S9 W19 N9 $
FGR=[YR=2023;ORIG=55,51] E21 S12 S8 W1 W20 N20 $
FOP=[YR=2023;ORIG=76,63] E4 S13 W5 N5 E1 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,630

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 07/18/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS