LOT 23
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

MOORE ELIZABETH
95691 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0023-0000

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
Quality	05	Quality Level 05

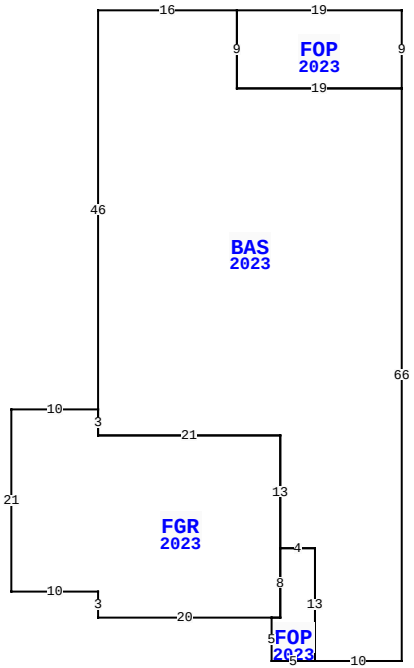
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2023	1,856	226,079
FGR	651	55	2023	358	43,608
FOP	57	30	2023	17	2,071
FOP	171	30	2023	51	6,212
TOTALS	2,735			2,282	277,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	121.8140	121.81	277,970	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



95691 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		277,970
TOTAL MARKET OB/XF VALUE		15,448
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		378,418
SOH/AGL Deduction		82,359
ASSESSED VALUE		296,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,337
TOTAL JUST VALUE		378,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001632	CO ISSUED	0	02/07/2023
22007158	NEW CONSTR	323,173	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0479	2/09/2023	SW	Q	I	02	445,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MOORE ELIZABETH						
2579/0119	7/18/2022	SW	Q	I	05	844,800
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W19 N9 W16 S46 S3 E21 S13 E4 S13 E10 N66 $
FOP=[YR=2023;ORIG=51,-9] E19 S9 W19 N9 $
FOP=[YR=2023;ORIG=56,53] E4 S13 W5 N5 E1 N8 $
FGR=[YR=2023;ORIG=25,37] E10 S3 E21 S13 S8 W1 W20 N3 W10 N21 $
.

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	841.00	SF	5.20	5.20	100	2023	2023		100	4,373	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2023	2023		99	4,182	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		99	297	
4	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2023	2023		98	6,586	
5	0462	ST/AL FNC	0	100	0	0	1.00	SF	10.00	10.00	100	2023	2023		98	10	

LAND DESCRIPTION

TOTAL OB/XF 15,448

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 05/18/2023 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS