LOT 24
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

BECKMAN HUGH
95683 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0024-0000

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 100
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
Quality	05	Quality Level 05

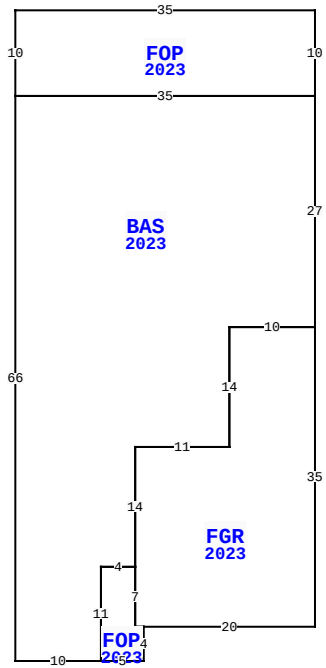
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2023	1,601	193,305
FGR	581	55	2023	320	38,637
FOP	48	30	2023	14	1,690
FOP	350	30	2023	105	12,678
TOTALS	2,580			2,040	246,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	120.7360	120.74	246,310	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1601 HX Base Yr 2024



95683 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		246,310
TOTAL MARKET OB/XF VALUE		3,107
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		334,417
SOH/AGL Deduction		13,271
ASSESSED VALUE		321,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		270,424
TOTAL JUST VALUE		334,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001510	CO ISSUED	0	02/02/2023
22006794	NEW CONSTR	284,627	05/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1040	2/10/2023	SW	Q	I	01	427,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BECKMAN HUGH						
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] W35 S66 E10 N11 E4 N14 E11 N14 E10 N27 $
FOP=[YR=2023;ORIG=35,-10] E35 S10 W35 N10 $
FOP=[YR=2023;ORIG=45,55] E4 S7 E1 S4 W5 N11 $
FGR=[YR=2023;ORIG=49,41] S14 S7 E1 E20 N35 W10 S14 W11 $
.

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	100	0	0	478.00	SF	6.50	6.50	100	2023	2023		100	3,107	

LAND DESCRIPTION

TOTAL OB/XF 3,107

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