LOT 25
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

MAILE DAVID ELLSWORTH
3809 FOX RUN
WILLIAMSBURG, VA 23188

2025

42-2N-28-1142-0025-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	05	Quality Level 05

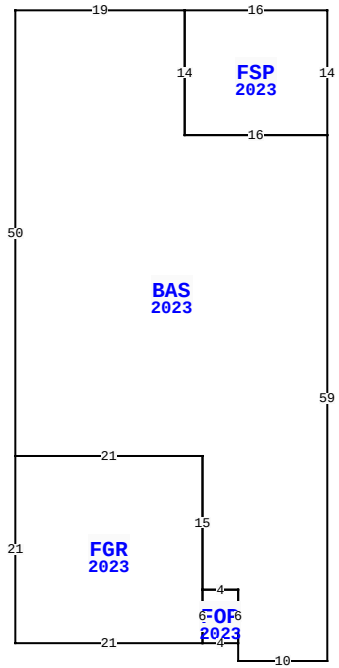
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2023	1,816	215,341
FGR	441	55	2023	243	28,815
FOP	24	30	2023	7	830
FSP	224	40	2023	90	10,672
TOTALS	2,505			2,156	255,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	118.5800	118.58	255,658	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1816 HX Base Yr



95675 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	255,658
TOTAL MARKET OB/XF VALUE	3,192
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	343,850
SOH/AGL Deduction	0
ASSESSED VALUE	343,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,850
TOTAL JUST VALUE	343,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002544	CO ISSUED	0	02/24/2023
22007160	NEW CONSTR	303,639	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/0325	2/24/2023	SW	Q	I	02	407,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAILE DAVID ELLSWOR						
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] W16 N14 W19 S50 E21 S15 E4 S6 S2 E10 N59 $
FSP=[YR=2023;ORIG=54,-14] E16 S14 W16 N14 $
FGR=[YR=2023;ORIG=35,36] E21 S15 S6 W21 N21 $
FOP=[YR=2023;ORIG=56,51] E4 S6 W4 N6 $
.

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	0	0	0	491.00	SF	6.50	6.50	100	2023	2023		100	3,192	

LAND DESCRIPTION

TOTAL OB/XF 3,192

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 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