LOT 26
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

FRANCISCO PHILIP P & MICHELE
95667 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0026-0000

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

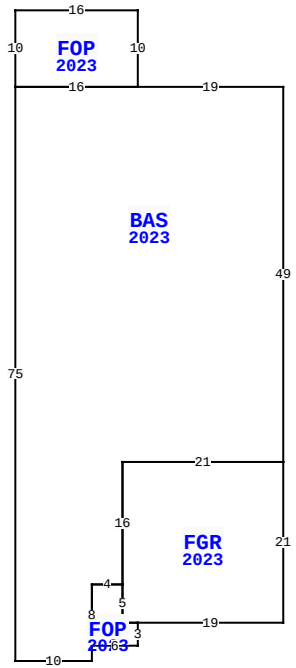
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2023	2,039	246,189
FGR	441	55	2023	243	29,340
FOP	38	30	2023	11	1,328
FOP	160	30	2023	48	5,796
TOTALS	2,678			2,341	282,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	120.7360	120.74	282,652	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2039 HX Base Yr



95667 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	282,652
TOTAL MARKET OB/XF VALUE	3,536
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	371,188
SOH/AGL Deduction	0
ASSESSED VALUE	371,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,188
TOTAL JUST VALUE	371,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012251	NEW CONSTR	328,472	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/23	6/13/2023	SW	Q	I	01	418,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FRANCISCO PHILIP P						
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=80,10] W19 W16 S75 E10 N2 N8 E4 N16 E21 N49 $
FOP=[YR=2023;ORIG=45,0] E16 S10 W16 N10 $
FOP=[YR=2023;ORIG=55,75] E4 S5 E2 S3 W6 N8 $
FGR=[YR=2023;ORIG=59,59] E21 S21 W19 W2 N5 N16 $
.

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	680.00	SF	5.20	5.20	100	2023	2023		100	3,536	

TOTAL OB/XF 3,536

LAND DESCRIPTION

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