LOT 27
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

CONTARDI BRITTANY & JAMES ALAN/RIGGS-ASLAM LISA AN
95659 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0027-0000

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	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	05	Quality Level 05

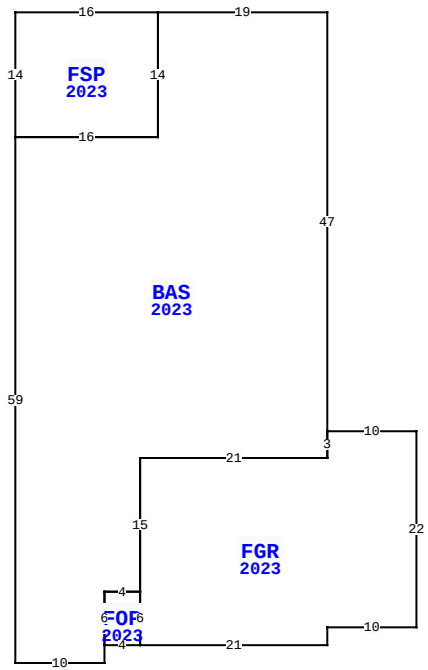
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2023	1,816	217,303
FGR	661	55	2023	364	43,556
FOP	24	30	2023	7	838
FSP	224	40	2023	90	10,769
TOTALS	2,725			2,277	272,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	119.6580	119.66	272,466	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1816 HX Base Yr 2024



95659 WOODBRIDGE PKWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,466
TOTAL MARKET OB/XF VALUE		4,272
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		361,738
SOH/AGL Deduction		13,811
ASSESSED VALUE		347,927
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		297,205
TOTAL JUST VALUE		361,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2206805	NEW CONSTR	316,812	05/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/60	6/23/2023	SW	Q	I	01	404,411
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CONTARDI BRITTANY &						
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=80,9] W19 S14 W16 S59 E10 N2 N6 E4 N15 E21 N3 N47 $
FSP=[YR=2023;ORIG=45,9] E16 S14 W16 N14 $
FOP=[YR=2023;ORIG=55,74] E4 S6 W4 N6 $
FGR=[YR=2023;ORIG=59,59] E21 N3 E10 S22 W10 S2 W21 N6 N15 $
.

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	0812	CONCRETE C	0	100	0	0	1,068.00	SF	4.00	4.00	100	2023	2023		100	4,272	

LAND DESCRIPTION

TOTAL OB/XF 4,272

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