LOT 29
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

COETSEE LOUWRENS MARTHINUS & YOLANDIE
95643 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0029-0000

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	03	FORCED AIR 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	05	Quality Level 05

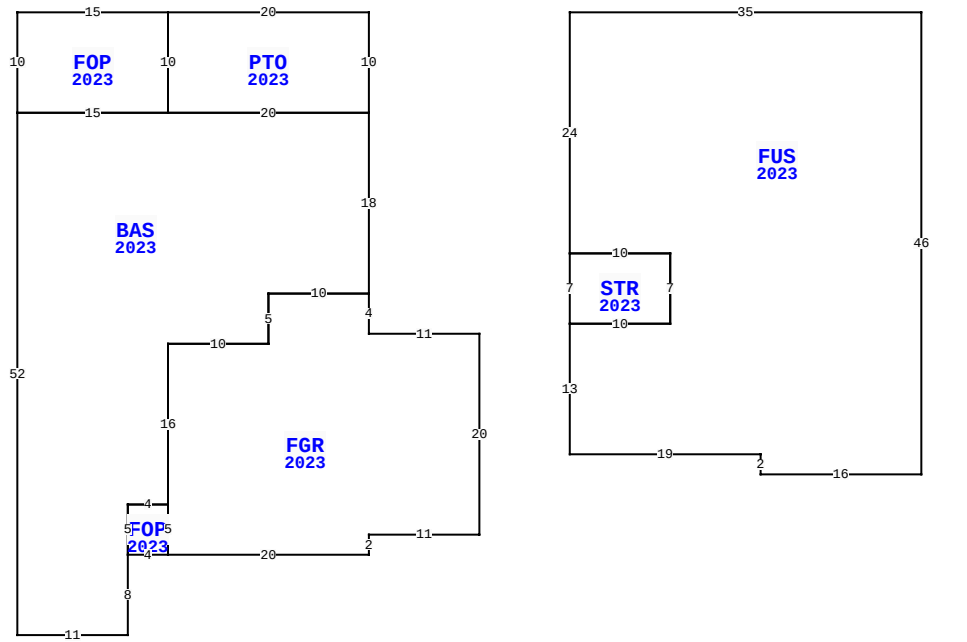
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2023	1,138	125,533
FGR	690	55	2023	380	41,918
FOP	20	30	2023	6	662
FOP	150	30	2023	45	4,964
FUS	1,502	100	2023	1,502	165,686
PTO	200	5	2023	10	1,103
STR	70	10	2023	7	772
TOTALS	3,770			3,088	340,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,088	110.3080	110.31	340,637	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2640 HX Base Yr 2024



95643 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		340,637
TOTAL MARKET OB/XF VALUE		4,524
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		430,161
SOH/AGL Deduction		15,355
ASSESSED VALUE		414,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		364,084
TOTAL JUST VALUE		430,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006945	NEW CONSTR	438,913	05/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/1312	6/29/2023	SW	Q	I	01	451,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: COETSEE LOUWRENS MA						
2579/0119	7/18/2022	SW	Q	I	05	844,800
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	1,131.00	SF	4.00	4.00	100	2023	2023		100	4,524	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W20 W15 S52 E11 N8 N5 E4 N16 E10 N5 E10 N18 $
PTO=[YR=2023;ORIG=50,-10] E20 S10 W20 N10 $
FOP=[YR=2023;ORIG=35,-10] E15 S10 W15 N10 $
FOP=[YR=2023;ORIG=46,39] E4 S5 W4 N5 $
FGR=[YR=2023;ORIG=50,23] E10 N5 E10 S4 E11 S20 W11 S2 W20 N5 N16 $
FUS=[YR=2023;ORIG=90,-10] E35 S46 W16 N2 W19 N13 E10 N7 W10 N24 $
STR=[YR=2023;ORIG=90,14] E10 S7 W10 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,524

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