LOT 43
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

WHITE DENNIS M & LISA JEAN
215 WATER VIEW DR
STOCKBRIDGE, GA 30281

2025

42-2N-28-1142-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

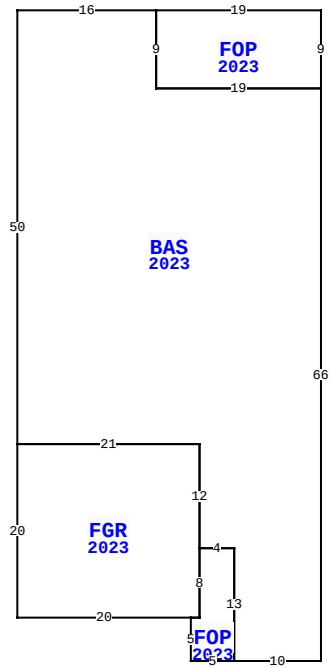
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,877	100	2023	1,877	208,591
FGR	420	55	2023	231	25,671
FOP	57	30	2023	17	1,889
FOP	171	30	2023	51	5,668
TOTALS	2,525			2,176	241,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	111.1320	111.13	241,819	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1877 HX Base Yr



95323 JURA CT, 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	241,819
TOTAL MARKET OB/XF VALUE	4,420
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	331,239
SOH/AGL Deduction	0
ASSESSED VALUE	331,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,239
TOTAL JUST VALUE	331,239
NCON VALUE	246,239
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002907	PRIVATE PROVIDER	349,886	03/13/2024
B230009106		349,886	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/1701	3/19/2024	SW	Q	I	01	433,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WHITE DENNIS M & LI						
2650/1706	6/26/2023	SW	Q	V	05	845,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=25,-20] E16 S9 E19 S66 W10 N13 W4 N12 W21 N50 $
FGR=[YR=2023;ORIG=46,30] W21 S20 E20 E1 N8 N12 $
FOP=[YR=2023;ORIG=60,-11] W19 N9 E19 S9 $
FOP=[YR=2023;ORIG=46,42] E4 S13 W5 N5 E1 N8 $
.

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	680.00	SF	6.50	6.50	100	2025	2024		100	4,420	

LAND DESCRIPTION

TOTAL OB/XF 4,420

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 07/01/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS