LOT 44
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

GODDU DANIEL E & JOAN P REVOCABLE TRUST/GODDU DANI
95331 JURA CT
FERNANDINA BEACH, FL 32034

**2025**

**42-2N-28-1142-0044-0000**

## BUILDING CHARACTERISTICS

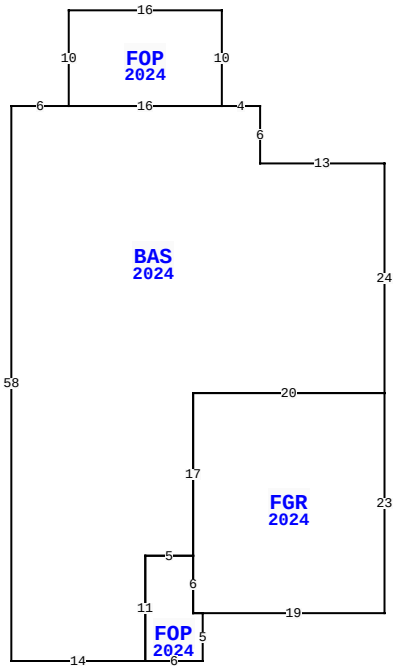
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,569 | 100 | 2024 | 1,569 | 186,052 |
| FGR | 460 | 55 | 2024 | 253 | 30,001 |
| FOP | 60 | 30 | 2024 | 18 | 2,134 |
| FOP | 160 | 30 | 2024 | 48 | 5,692 |
| TOTALS | 2,249 | | | 1,888 | 223,879 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,888 | 118.5800 | 118.58 | 223,879 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2025 Heated Area: 1569 HX Base Yr 2025




95331 JURA CT, 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 | | 223,879 |
| TOTAL MARKET OB/XF VALUE | | 3,016 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 311,895 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 311,895 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 261,173 |
| TOTAL JUST VALUE | | 311,895 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 290,699 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230008665 | | 299,996 | 07/06/2023 |
| 230003058 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2769/938 | 2/19/2025 | WD | U | I | 11 | 100 |
| GRANTOR: GODDU DANIEL EDWARD & | | | | | | |
| GRANTEE: GODDU DANIEL E & JO | | | | | | |
| 2692/916 | 1/30/2024 | SW | Q | I | 02 | 382,000 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: GODDU DANIEL EDWARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=71,10] W13 N6 W4 W16 W6 S58 E14 N11 E5 N17 E20 N24 $
FOP=[YR=2024;ORIG=38,-6] E16 S10 W16 N10 $
FGR=[YR=2024;ORIG=71,34] W20 S17 S6 E1 E19 N23 $
FOP=[YR=2024;ORIG=46,51] E5 S6 E1 S5 W6 N11 $
.

## 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 | 100 | 0 | 0 | 580.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 3,016 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,016

| 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 01/11/2024 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS