LOT 47
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

WHITACRE GREGORY ALTON & PATRICIA BRYANT
95355 JURA CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0047-0000

BUILDING CHARACTERISTICS

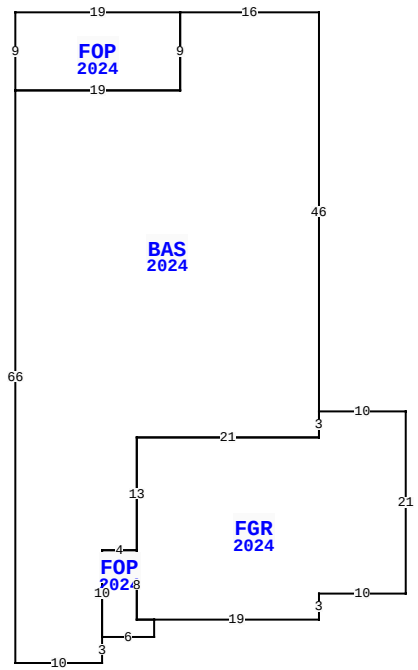
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,856	100	2024	1,856	226,079
FGR	651	55	2024	358	43,608
FOP	44	30	2024	13	1,584
FOP	171	30	2024	51	6,212
TOTALS	2,722			2,278	277,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,278	121.8140	121.81	277,483	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



95355 JURA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,483
TOTAL MARKET OB/XF VALUE		4,456
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		366,939
SOH/AGL Deduction		13,924
ASSESSED VALUE		353,015
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,293
TOTAL JUST VALUE		366,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/28/2023
B230006733	HTD	363,846	05/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1712	11/30/2023	SW	Q	I	02	437,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WHITACRE GREGORY AL						
2636/708	5/01/2023	SW	Q	V	05	910,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E19 N9 E16 S46 S3 W21 S13 W4 S10 S3 W10 N66 $
FOP=[YR=2024;ORIG=40,1] E19 S9 W19 N9 $
FGR=[YR=2024;ORIG=75,50] W21 S13 S8 E2 E19 N3 E10 N21 W10 S3 $
FOP=[YR=2024;ORIG=50,63] E4 S8 E2 S2 W6 N10 $
.

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	857.00	SF	5.20	5.20	100	2024	2023		100	4,456	

LAND DESCRIPTION

TOTAL OB/XF 4,456

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 11/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS