LOT 48
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

GUTIERREZ FAUSTO CARRETEO/CARDENAS OLGA
95360 JURA COURT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0048-0000

BUILDING CHARACTERISTICS

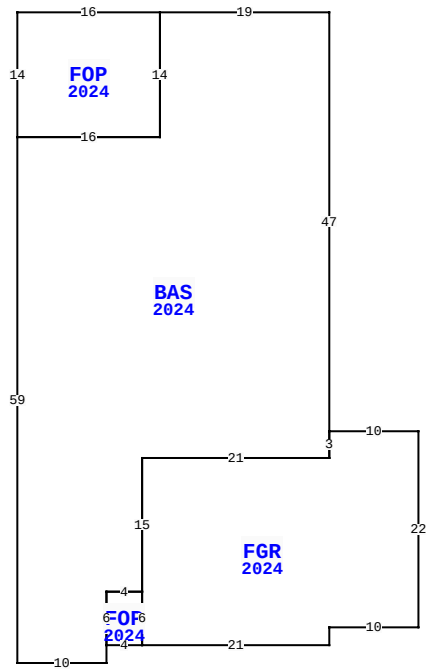
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,816	100	2024	1,816	213,380
FGR	661	55	2024	364	42,770
FOP	24	30	2024	7	823
FOP	224	30	2024	67	7,873
TOTALS	2,725			2,254	264,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,254	117.5020	117.50	264,845	2023	2023	0	0	0	0.00	100.00

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



95360 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		264,845
TOTAL MARKET OB/XF VALUE		3,640
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		353,485
SOH/AGL Deduction		197,196
ASSESSED VALUE		156,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,567
TOTAL JUST VALUE		353,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006349	HTD	356,635	05/16/2023
230003121		356,635	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/222	12/08/2023	SW	Q	I	01	441,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GUTIERREZ FAUSTO CA						
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=80,10] W19 S14 W16 S59 E10 N2 N6 E4 N15 E21 N3 N47 $
FOP=[YR=2024;ORIG=45,10] E16 S14 W16 N14 $
FGR=[YR=2024;ORIG=80,60] W21 S15 S6 E21 N2 E10 N22 W10 S3 $
FOP=[YR=2024;ORIG=55,75] E4 S6 W4 N6 $
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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	700.00	SF	5.20	5.20	100	2024	2023		100	3,640	

LAND DESCRIPTION

TOTAL OB/XF 3,640

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