

LOT 50
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

PRITIKIN GAIL MARLA L/E/
95344 JURA CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0050-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,816	100	2024	1,816	195,765
FGR	441	55	2024	243	26,195
FOP	24	30	2024	7	755
FOP	224	30	2024	67	7,223
TOTALS	2,505			2,133	229,937

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	573.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,133	107.8000	107.80	229,937	2024	2024	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025											
Heated Area: 1816											
HX Base Yr 2025											
95344 JURA CT, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		229,937	
TOTAL MARKET OB/XF VALUE		9,509	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		324,446	
SOH/AGL Deduction		0	
ASSESSED VALUE		324,446	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		273,724	
TOTAL JUST VALUE		324,446	
NCON VALUE		239,446	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240001166	PRIVATE PROVIDER	342,009	01/31/2024
B230007889	HTD 1822	342,009	06/20/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2693/1095	2/06/2024	LE	U	V	11	100	
GRANTOR: PRITIKIN GAIL MARLA							
GRANTEE: PRITIKIN-OGILVIE CA							
2692/83	1/31/2024	SW	Q	I	01	378,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: PRITIKIN GAIL MARLA							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=80,0] W19 S14 W16 S59 E10 N2 N6 E4 N15 E21 N50 \$											
FOP=[YR=2024;ORIG=61,14] W16 N14 E16 S14 \$											
FOP=[YR=2024;ORIG=55,65] E4 S6 W4 N6 \$											
FGR=[YR=2024;ORIG=80,71] W21 N6 N15 E21 S21 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	