LOT 53
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

EASON LOGAN ALLEN
95320 JURA CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0053-0000

BUILDING CHARACTERISTICS

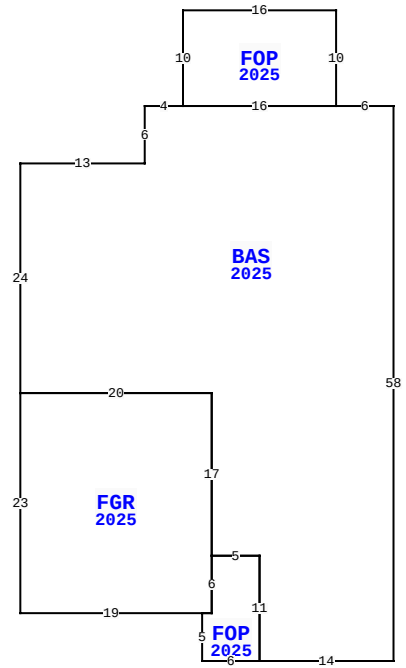
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,569	100	2025	1,569	171,288
FGR	460	55	2025	253	27,620
FOP	60	30	2025	18	1,965
FOP	160	30	2025	48	5,240
TOTALS	2,249			1,888	206,113

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	109.1720	109.17	206,113	2024	2024	0	0	0	0.00	100.00

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



95320 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		206,113
TOTAL MARKET OB/XF VALUE		4,589
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		295,702
SOH/AGL Deduction		0
ASSESSED VALUE		295,702
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,980
TOTAL JUST VALUE		295,702
NCON VALUE		210,702
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002906	PRIVATE PROVIDER	299,996	03/13/2024
B230009104	H1568	299,996	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/892	3/26/2024	SW	Q	I	01	390,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EASON LOGAN ALLEN						
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=2025;ORIG=23,16] N6 E4 E16 E6 S58 W14 N11 W5 N17 W20 N24 E13 $
FOP=[YR=2025;ORIG=27,10] E16 N10 W16 S10 $
FGR=[YR=2025;ORIG=30,40] W20 S23 E19 E1 N6 N17 $
FOP=[YR=2025;ORIG=30,57] E5 S11 W6 N5 E1 N6 $
.

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	100	0	0	706.00	SF	6.50	6.50	100	2025	2024		100	4,589	

LAND DESCRIPTION

TOTAL OB/XF 4,589

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 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