LOT 55
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

COLLINS ANTONIO CHRISTOPHER RANEL & JOSEPHINE HELE
95304 JURA CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1142-0055-0000

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 100
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	03	Quality Level 03

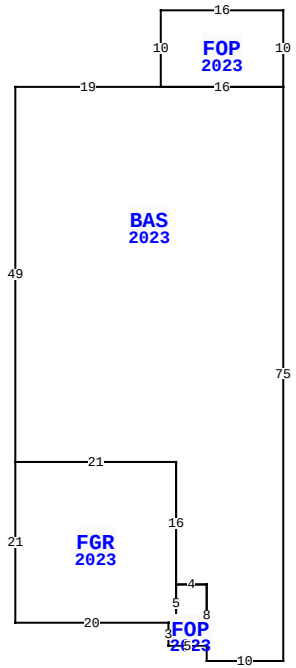
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2023	2,039	225,799
FGR	441	55	2023	243	26,910
FOP	35	30	2023	10	1,107
FOP	160	30	2023	48	5,316
TOTALS	2,675			2,340	259,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	110.7400	110.74	259,132	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2039 HX Base Yr 2025



95304 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		259,132
TOTAL MARKET OB/XF VALUE		11,073
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,205
SOH/AGL Deduction		0
ASSESSED VALUE		355,205
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,483
TOTAL JUST VALUE		355,205
NCON VALUE		270,205
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003240	PRIVATE PROVIDER	378,477	03/20/2024
B230009105		378,477	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/172	3/21/2024	SW	Q	I	01	451,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: COLLINS ANTONIO CHR						
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=2023;ORIG=56,10] W16 W19 S49 E21 S16 E4 S8 S2 E10 N75 $
FGR=[YR=2023;ORIG=21,59] E21 S16 S5 W1 W20 N21 $
FOP=[YR=2023;ORIG=40,0] S10 E16 N10 W16 $
FOP=[YR=2023;ORIG=46,75] W4 S5 W1 S3 E5 N8 $
.

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	738.00	SF	6.50	6.50	100	2025	2024		100	4,797	
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2025	2024		100	5,376	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	

LAND DESCRIPTION

TOTAL OB/XF 11,073

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			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