LOT 7
IN OR 1531/1546
VILLAGES OF WOODBRIDGE #2

BUSHEY ALLEN P & CHARMAINE G
95030 SALINAS COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0070

BUILDING CHARACTERISTICS

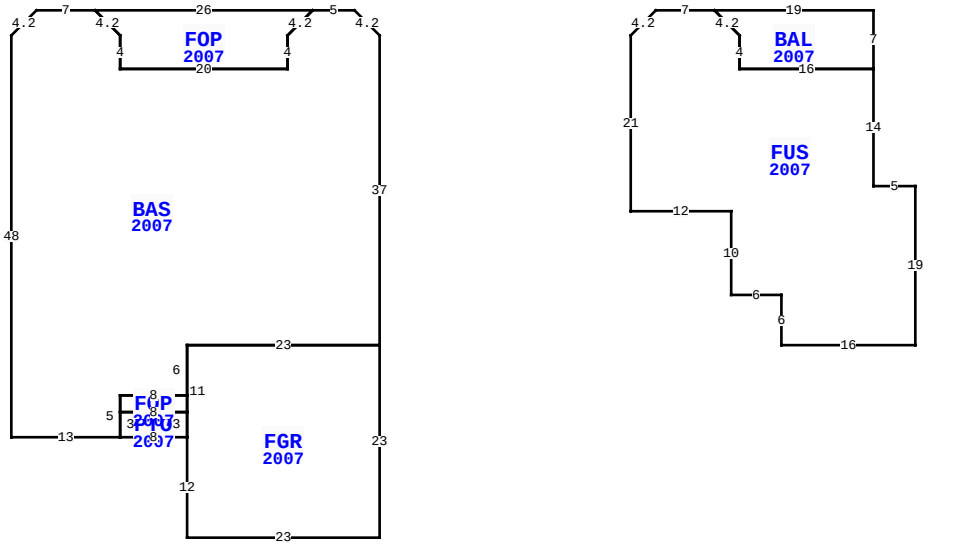
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	117	15	2007	18	1,745
BAS	1,793	100	2007	1,793	173,828
FGR	529	55	2007	291	28,212
FOP	16	30	2007	5	484
FOP	149	30	2007	45	4,363
FUS	906	100	2007	906	87,834
PTO	24	5	2007	1	97
TOTALS	3,534			3,059	296,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,059	101.0160	106.07	324,468	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2008 Heated Area: 2699 HX Base Yr 2008



95030 SALINAS 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		296,564
TOTAL MARKET OB/XF VALUE		60,594
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		442,158
SOH/AGL Deduction		175,817
ASSESSED VALUE		266,341
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,930
TOTAL JUST VALUE		442,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700009	SCRN ENCLSRE	17,856	01/09/2017
B1633364	SWIM POOL	40,000	11/01/2016
C20008	CO ISSUED	0	06/01/2007
B20008	NEW CONSTR	322,840	06/01/2007
E19394	ELEC OTHER	2,100	06/01/2007
M13017	MECH OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1546	10/23/2007	WD	Q	I		273,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BUSHEY ALLEN P & CH						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W5 FOP=[YR=2007] W26 D3 R3 S4 E20 N4 U3 R3 $ D3 L3 S4 W20 N4 U3 L3 W7 D3 L3 S48 E13 PTO=[YR=2007] E8 FGR=[YR=2007] S12 E23 N23 W23 S11$ N3 FOP=[YR=2007] N2 W8 S2 E8 $ W8 S3 $ N5 E8 N6 E23 N37 $ PTR= E30 FUS=[YR=2007] U3 R3 E7 BAL=[YR=2007] E19 S7 W16 N4 U3 L3 $ D3 R3 S4 E16 S14 E5 S19 W16 N6 W6 N10 W12 N21 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
3	0911	SCRN RM A	0	100	44	18	792.00	SF	18.00	18.00	100	2017	2017	3	70	9,979	
4	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 60,594

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	000134	C	RES POND	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 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS