LOT 61
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

HANCOCK MATTHEW M & CHRISTABELLA
95372 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0061-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

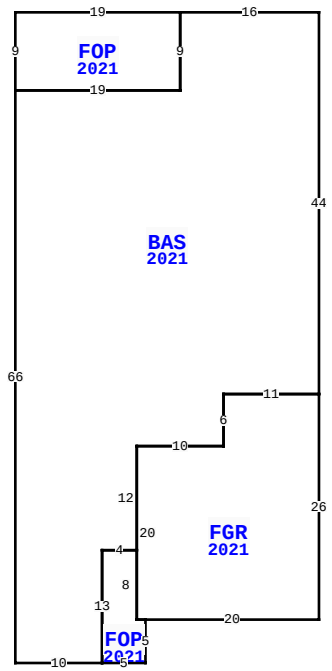
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2021	1,811	207,781
FGR	486	55	2021	267	30,634
FOP	57	30	2021	17	1,950
FOP	171	30	2021	51	5,851
TOTALS	2,525			2,146	246,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	110.9360	116.48	249,966	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2026 Heated Area: 1811 HX Base Yr



95372 COLLEGE PKWY, 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		246,217
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		331,217
SOH/AGL Deduction		0
ASSESSED VALUE		331,217
TOTAL EXEMPTION VALUE	13	331,217
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		331,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012590	CO ISSUED	0	07/09/2021
B2012590	NEW CONSTR	250,998	12/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0453	7/15/2021	SW	U	I	11	100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HANCOCK MATTHEW MAR						
2480/1719	7/15/2021	SW	Q	I	01	286,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HANCOCK MATTHEW M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W19 S9 E19 N9$ S9 W19 S66 E10 FOP=[YR=2021] E5 N5 FGR=[YR=2021] E20 N26 W11 S6 W10 S20 E1$ W1 N8 W4 S13$ N13 E4 N12 E10 N6 E11 N44$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS