LOT 2
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

RODRIGUEZ NANCY
95526 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1142-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

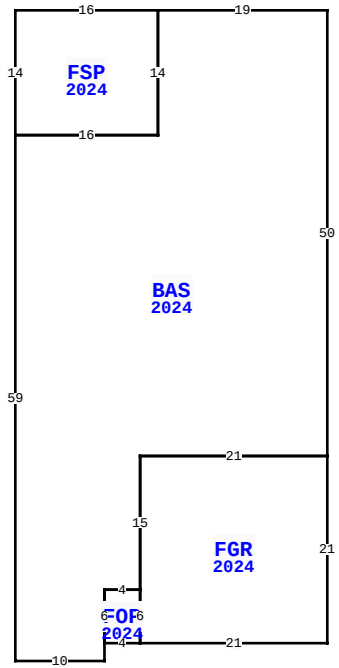
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	205,553
FGR	441	55	2024	243	27,505
FOP	24	30	2024	7	792
FSP	224	40	2024	90	10,187
TOTALS	2,505			2,156	244,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	107.8000	113.19	244,038	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 1816 HX Base Yr 2025



95526 WOODBRIDGE PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,038
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		329,038
SOH/AGL Deduction		0
ASSESSED VALUE		329,038
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,627
TOTAL JUST VALUE		329,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002883	PRIVATE PROVIDER	342,009	03/12/2024
B230009110		342,009	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1212	3/13/2024	SW	Q	I	01	410,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RODRIGUEZ NANCY						
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=2024;ORIG=80,0] W19 S14 W16 S59 E10 N2 N6 E4 N15 E21 N50 $
FGR=[YR=2024;ORIG=80,71] W21 N6 N15 E21 S21 $
FSP=[YR=2024;ORIG=61,14] W16 N14 E16 S14 $
FOP=[YR=2024;ORIG=55,65] E4 S6 W4 N6 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/28/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS