LOT 5
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

EDMONDSON PATRICIA LYNN
95550 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1142-0005-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

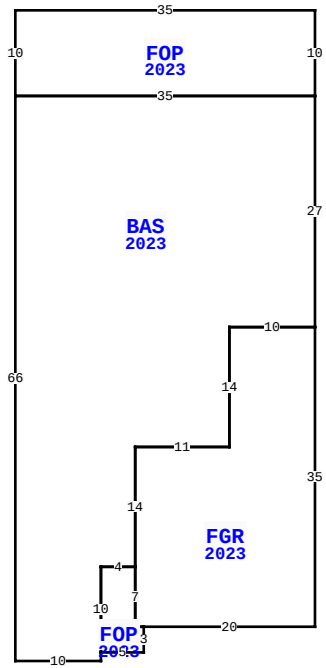
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2023	1,601	182,866
FGR	581	55	2023	320	36,550
FOP	43	30	2023	13	1,485
FOP	350	30	2023	105	11,993
TOTALS	2,575			2,039	232,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	108.7800	114.22	232,895	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 1601 HX Base Yr 2025



95550 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		232,895
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		317,895
SOH/AGL Deduction		173,577
ASSESSED VALUE		144,318
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,907
TOTAL JUST VALUE		317,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001511	PRIVATE PROVIDER	320,314	02/07/2024
B230009299		320,314	07/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/63	2/16/2024	SW	Q	I	02	399,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EDMONDSON PATRICIA						
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=40,0] E35 S27 W10 S14 W11 S14 W4 S10 S1 W10 N66 $
FGR=[YR=2023;ORIG=65,27] E10 S35 W20 W1 N7 N14 E11 N14 $
FOP=[YR=2023;ORIG=40,0] E35 N10 W35 S10 $
FOP=[YR=2023;ORIG=50,65] E5 N3 W1 N7 W4 S10 $
.

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 07/01/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS