LOT 6
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

BUCKINGHAM GILBERT ALAN & DAWN MARIE
95558 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1142-0006-0000

BUILDING CHARACTERISTICS

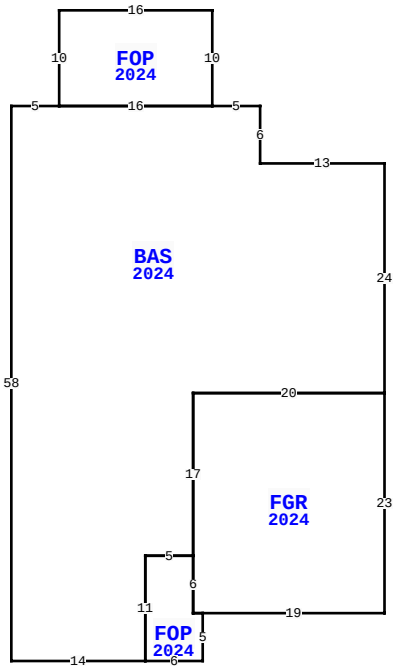
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,569	100	2024	1,569	178,955
FGR	460	55	2024	253	28,856
FOP	60	30	2024	18	2,053
FOP	160	30	2024	48	5,474
TOTALS	2,249			1,888	215,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	109.1720	114.63	216,421	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 1569 HX Base Yr 2025



95558 WOODBRIDGE PKWY, 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		215,339
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		300,339
SOH/AGL Deduction		0
ASSESSED VALUE		300,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,928
TOTAL JUST VALUE		300,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/17/2023
B230006116	HTD 1568		05/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1422	11/21/2023	SW	Q	I	01	394,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BUCKINGHAM GILBERT						
2636/708	5/01/2023	SW	Q	V	05	910,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W13 N6 W5 W16 W5 S58 E14 N11 E5 N17 E20 N24 $
FOP=[YR=2024;ORIG=46,-6] E16 S10 W16 N10 $
FGR=[YR=2024;ORIG=60,34] E20 S23 W19 W1 N6 N17 $
FOP=[YR=2024;ORIG=55,51] E5 S6 E1 S5 W6 N11 $
.

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 11/27/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS