LOT 12
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

WEAVER KRISTOPHER RHETT & AUDREY B
95606 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1142-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

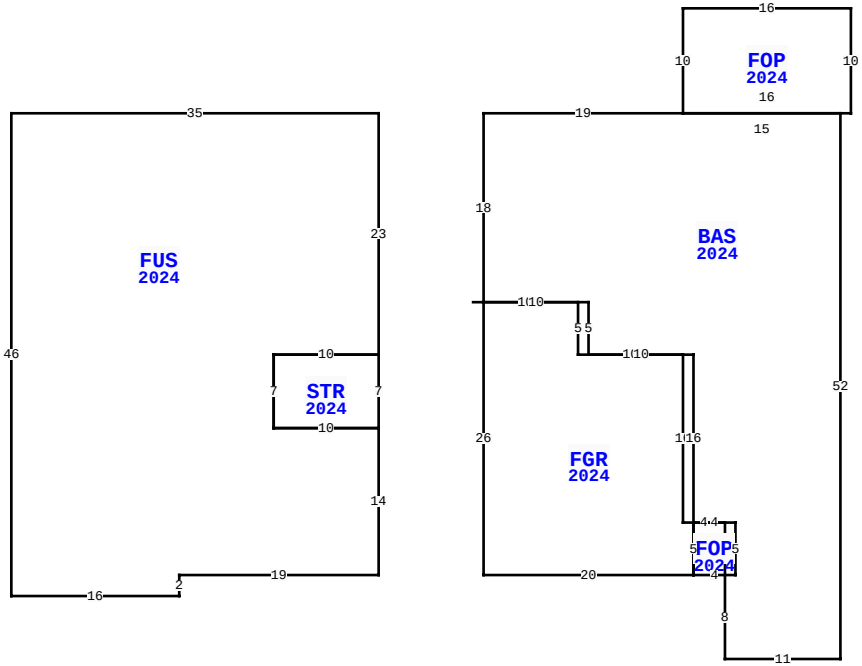
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,134	100	2024	1,134	120,055
FGR	470	55	2024	258	27,314
FOP	20	30	2024	6	635
FOP	160	30	2024	48	5,081
FUS	1,502	100	2024	1,502	159,014
STR	70	10	2024	7	741
TOTALS	3,356			2,955	312,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,955	101.3320	106.40	314,412	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2025 Heated Area: 2636 HX Base Yr 2025



95606 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		312,840
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		397,840
SOH/AGL Deduction		0
ASSESSED VALUE		397,840
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,429
TOTAL JUST VALUE		397,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006168	HTD 2649	425,431	05/11/2023
220008541		425,431	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/20	12/28/2023	SW	Q	I	01	466,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WEAVER KRISTOPHER R						
2636/708	5/01/2023	SW	Q	V	05	910,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=-25,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 $
BAS=[YR=2024;ORIG=20,28] N18 U0R19 D0R15 S52 W11 N8 N5 W4 N16 W10 N5 W10 $
FGR=[YR=2024;ORIG=20,54] N26 E10 S5 E10 S16 S5 W20 $
STR=[YR=2024;ORIG=0,33] E10 S7 W10 N7 $
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 $
FOP=[YR=2024;ORIG=55,0] W16 S10 E16 N10 $
.

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	000135	C	RES NATURAL	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 01/11/2024 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS