LOT 17
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

PENIX MATTHEW LEE & ANDREA MICHELLE
95646 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1142-0017-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	03	Quality Level 03

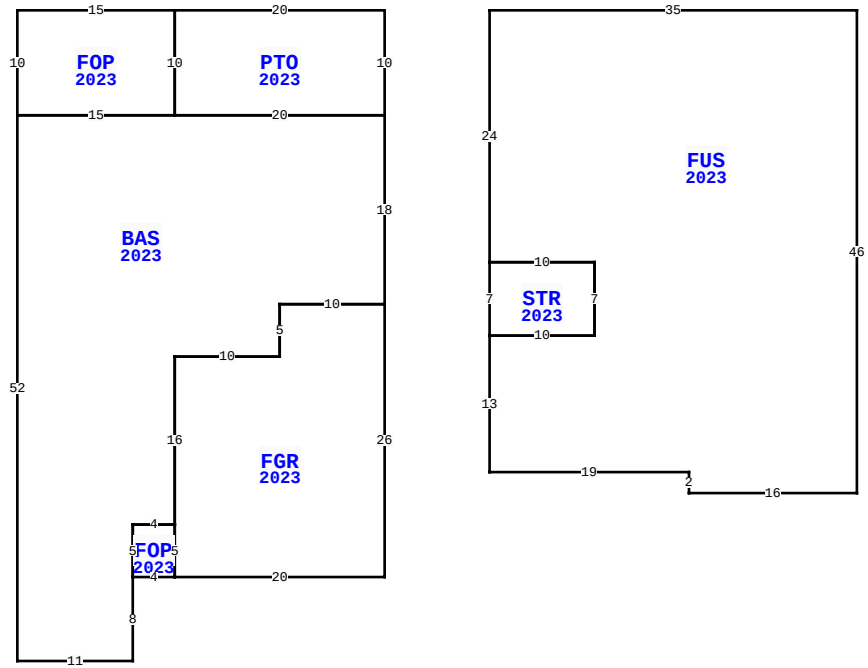
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2023	1,138	122,935
FGR	470	55	2023	258	27,871
FOP	20	30	2023	6	648
FOP	150	30	2023	45	4,862
FUS	1,502	100	2023	1,502	162,257
PTO	200	5	2023	10	1,081
STR	70	10	2023	7	756
TOTALS	3,550			2,966	320,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,966	103.4000	108.57	322,019	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2640 HX Base Yr 2024



95646 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		320,409
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		405,409
SOH/AGL Deduction		0
ASSESSED VALUE		405,409
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		353,998
TOTAL JUST VALUE		405,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012249	NEW CONSTR	425,739	08/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/322	5/25/2023	SW	Q	I	01	436,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PENIX MATTHEW LEE &						
2579/0119	7/18/2022	SW	Q	I	05	844,800
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,0] W20 W15 S52 E11 N8 N5 E4 N16 E10 N5 E10 N18 $
FOP=[YR=2023;ORIG=35,-10] E15 S10 W15 N10 $
PTO=[YR=2023;ORIG=50,-10] E20 S10 W20 N10 $
FOP=[YR=2023;ORIG=46,39] E4 S5 W4 N5 $
FGR=[YR=2023;ORIG=50,23] E10 N5 E10 S26 W20 N5 N16 $
FUS=[YR=2023;ORIG=80,-10] E35 S46 W16 N2 W19 N13 E10 N7 W10 N24 $
STR=[YR=2023;ORIG=80,14] E10 S7 W10 N7 $
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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 05/18/2023 BY MLU Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS