LOT 18
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

AARONS WILLIAM ROBERT/AARONS JASON ROBERT
95654 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1142-0018-0000

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	08	SHT VINYL 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
Quality	03	Quality Level 03

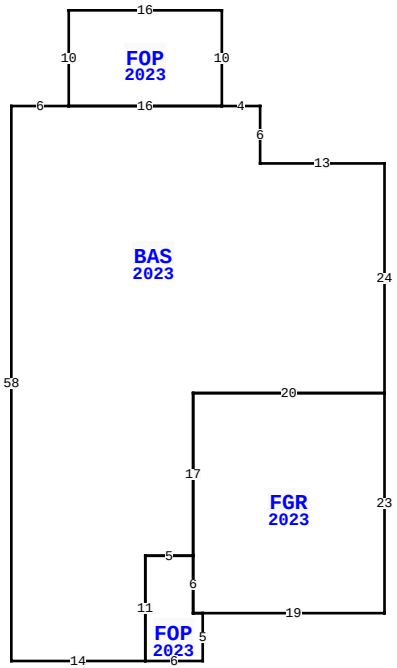
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2023	1,569	176,707
FGR	460	55	2023	253	28,494
FOP	60	30	2023	18	2,027
FOP	160	30	2023	48	5,406
TOTALS	2,249			1,888	212,634

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	107.8000	113.19	213,703	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2026 Heated Area: 1569 HX Base Yr 2026



95654 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		212,634
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		297,634
SOH/AGL Deduction		0
ASSESSED VALUE		297,634
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		246,223
TOTAL JUST VALUE		297,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007168	NEW CONSTR	266,412	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/1527	7/19/2023	SW	Q	I	02	357,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: AARONS WILLIAM ROBE						
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=80,0] W13 N6 W4 W16 W6 S58 E14 N11 E5 N17 E20 N24 $
FOP=[YR=2023;ORIG=47,-16] E16 S10 W16 N10 $
FOP=[YR=2023;ORIG=55,41] E5 S6 E1 S5 W6 N11 $
FGR=[YR=2023;ORIG=60,24] E20 S23 W19 W1 N6 N17 $
.

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 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