LOT 28
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

RODRIGUEZ MERCEDES MARIA/DE ARMAS YOEL DIAZ
95651 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1142-0028-0000

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	11	CLAY TILE 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

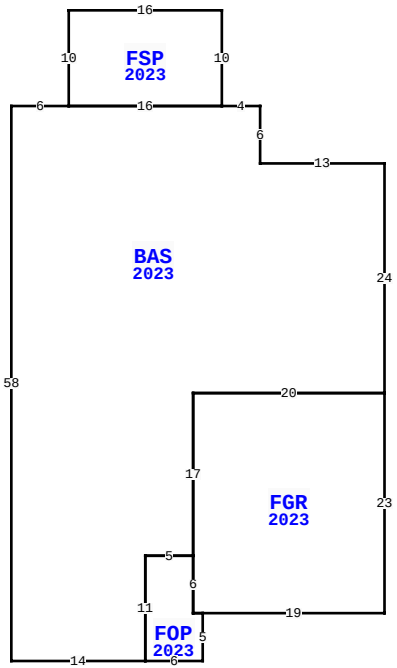
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2023	1,569	187,152
FGR	460	55	2023	253	30,178
FOP	60	30	2023	18	2,147
FSP	160	40	2023	64	7,634
TOTALS	2,249			1,904	227,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,904	114.1700	119.88	228,252	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 0% - 2024 Heated Area: 1569 HX Base Yr



95651 WOODBRIDGE PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,111
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	312,111
SOH/AGL Deduction	0
ASSESSED VALUE	312,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,111
TOTAL JUST VALUE	312,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002579	CO ISSUED	0	02/24/2023
22006796	NEW CONSTR	266,412	05/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0271	3/09/2023	SW	Q	I	01	360,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RODRIGUEZ MERCEDES						
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 $
FSP=[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

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	0		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