LOT 47
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

WHITACRE GREGORY ALTON & PATRICIA BRYANT
95355 JURA CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1142-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

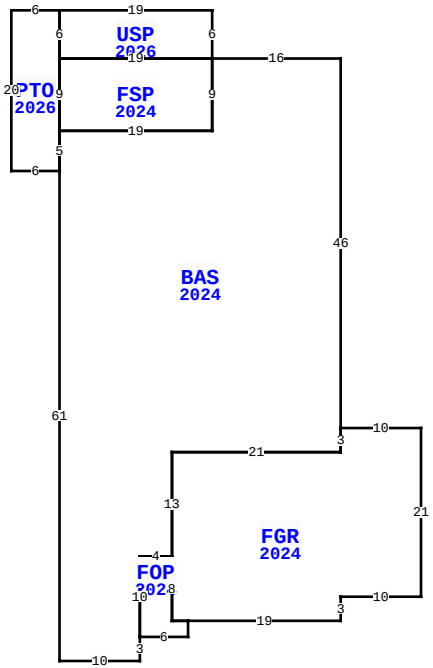
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,856	100	2024	1,856	214,737
FGR	651	55	2024	358	41,420
FOP	44	30	2024	13	1,504
FSP	171	40	2024	68	7,867
PTO	120	5	2026	6	695
USP	114	30	2026	34	3,934
TOTALS	2,956			2,335	270,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,335	110.7400	116.28	271,514	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1856 HX Base Yr 2024



95355 JURA CT, 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		270,156
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,156
SOH/AGL Deduction		0
ASSESSED VALUE		355,156
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,745
TOTAL JUST VALUE		355,156
NCON VALUE		6,594
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011753	BUILD 19'6 X 6' S	4,073	10/22/2025
			11/28/2023
B230006733	HTD	363,846	05/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1712	11/30/2023	SW	Q	I	02	437,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WHITACRE GREGORY AL						
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=40,10] E19 N9 E16 S46 S3 W21 S13 W4 S10 S3 W10 N61 N5 $
FGR=[YR=2024;ORIG=75,50] W21 S13 S8 E2 E19 N3 E10 N21 W10 S3 $
FSP=[YR=2024;ORIG=40,1] E19 S9 W19 N9 $
FOP=[YR=2024;ORIG=50,63] E4 S8 E2 S2 W6 N10 $
USP=[YR=2026;ORIG=59,1] W19 N6 E19 S6 $
PTO=[YR=2026;ORIG=40,-5] W6 S20 E6 N5 N9 N6 $
.

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 01/22/2026 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS