LOT 64
VILLAGES OF WOODBRIDGE PH VI A O

RICHMOND AMERICAN HOMES OF FLORIDA LP
10255 FORTUNE PARKWAY SUITE 15
JACKSONVILLE, FL 32256

2026

42-2N-28-1143-0064-0000

BUILDING CHARACTERISTICS

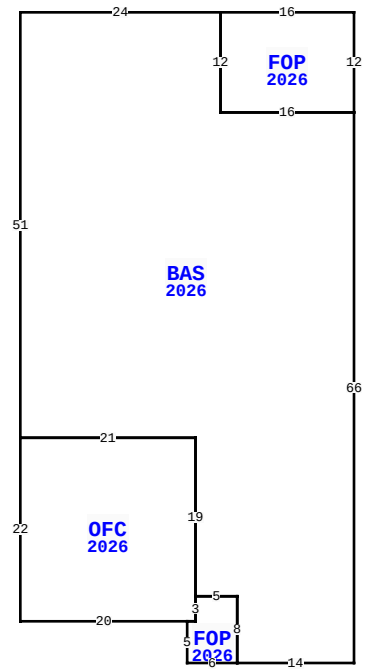
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Elec	01	NEW N/A 70
Interior Elec	01	NEW N/A 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	4068.30	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,321	100	2026	2,321	226,785
FOP	45	30	2026	14	1,368
FOP	192	30	2026	58	5,667
OFC	462	100	2026	462	45,142
TOTALS	3,020			2,855	278,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,855	93.0600	97.71	278,962	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2783 HX Base Yr



96124 COLLEGE PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,962
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	363,962
SOH/AGL Deduction	0
ASSESSED VALUE	363,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,962
TOTAL JUST VALUE	363,962
NCON VALUE	278,962
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003643	PRIVATE PROVIDER	426,063	04/08/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2780/879	4/09/2025	SW	Q	V	05	6,217,000

GRANTOR: WOODBRIDGE NASSAU JOI

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E24 S12 E16 S66 W14 N8 W5 N19 W21 N51 $
OFC=[YR=2026;ORIG=31,61] W21 S22 E20 E1 N3 N19 $
FOP=[YR=2026;ORIG=34,22] E16 N12 W16 S12 $
FOP=[YR=2026;ORIG=36,80] W5 S3 W1 S5 E6 N8 $
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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	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 06/27/2025 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS