LOT 90
VILLAGES OF WOODBRIDGE PH VI A O

KYLE DONALD BRIAN & NANCY SINUNU
96075 CARRERA WAY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1143-0090-0000

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 Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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

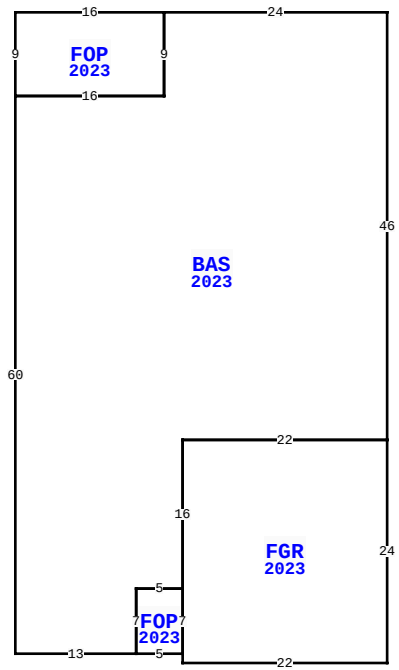
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.30

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,075	100	2023	2,075	256,429
FGR	528	55	2023	290	35,838
FOP	35	30	2023	10	1,236
FOP	144	30	2023	43	5,314
TOTALS	2,782			2,418	298,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,418	117.6980	123.58	298,816	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2075 HX Base Yr



96075 CARRERA WAY, 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	298,816
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	383,816
SOH/AGL Deduction	0
ASSESSED VALUE	383,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,816
TOTAL JUST VALUE	383,816
NCON VALUE	298,816
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010840	CO	391,845	09/25/2025
B250004778	N RES 503	391,845	05/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2825/1975	10/27/2025	SW	Q	I	01	404,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KYLE DONALD BRIAN &						
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=2023;ORIG=40,0] W24 S9 W16 S60 E13 N7 E5 N16 E22 N46 $
FGR=[YR=2023;ORIG=18,46] E22 S24 W22 N1 N7 N16 $
FOP=[YR=2023;ORIG=18,69] N7 W5 S7 E5 $
FOP=[YR=2023;ORIG=0,0] E16 S9 W16 N9 $
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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 09/24/2025 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS