LOT 105
VILLAGES OF WOODBRIDGE PH VI A O

COACHMAN WILLIAM BRIDGES III & LISA LYNN L/E/
96048 CARRERA WAY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1143-0105-0000

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

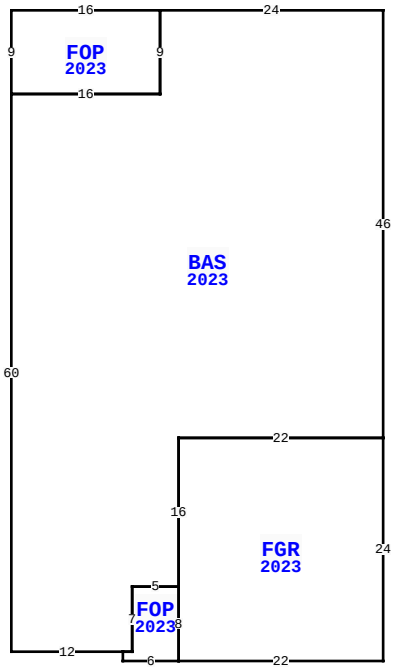
NEIGHBORHOOD/LOC 4068.30

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,075	100	2023	2,075	239,144
FGR	528	55	2023	290	33,423
FOP	41	30	2023	12	1,383
FOP	144	30	2023	43	4,956
TOTALS	2,788			2,420	278,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,420	109.7600	115.25	278,905	2025	2025	0	0	0	0.00	100.00

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



96048 CARRERA WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,905
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	363,905
SOH/AGL Deduction	0
ASSESSED VALUE	363,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,905
TOTAL JUST VALUE	363,905
NCON VALUE	278,905
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005147	14 X 17 SCREEN RO	21,440	05/13/2026
250013388			12/09/2025
B250006095	N RES 503	407,104	06/06/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2837/1859	12/22/2025	SW	Q	I	01	422,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: COACHMAN WILLIAM BR						
2840/174	12/19/2025	WD	U	I	11	100
GRANTOR: COACHMAN WILLIAM BRID						
GRANTEE: COACHMAN JUSTIN DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,0] W24 S9 W16 S60 E12 E1 N7 E5 N16 E22 N46 $
FGR=[YR=2023;ORIG=18,46] E22 S24 W22 N8 N16 $
FOP=[YR=2023;ORIG=12,69] S1 E6 N8 W5 S7 W1 $
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 12/05/2025 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS