LOT 109
VILLAGES OF WOODBRIDGE PH VI A O

CROUNSE COURTNEY STUART & DYLAN MICHAEL
96088 CARRERA WAY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1143-0109-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

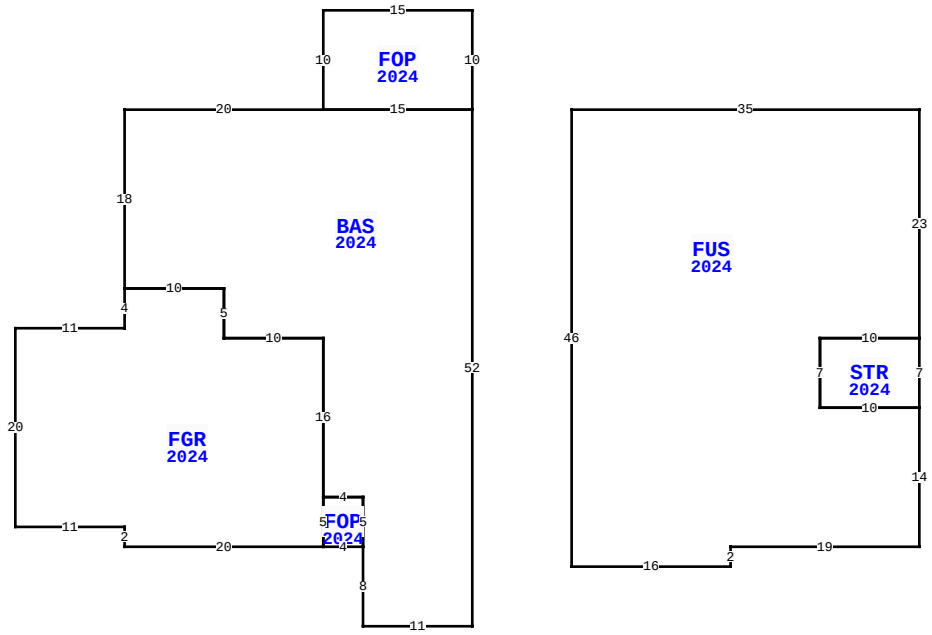
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.30

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2024	1,138	129,823
FGR	690	55	2024	380	43,350
FOP	20	30	2024	6	684
FOP	150	30	2024	45	5,134
FUS	1,502	100	2024	1,502	171,348
STR	70	10	2024	7	799
TOTALS	3,570			3,078	351,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	108.6520	114.08	351,138	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2640 HX Base Yr 2026



96088 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		351,138
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		436,138
SOH/AGL Deduction		107,081
ASSESSED VALUE		329,057
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,646
TOTAL JUST VALUE		436,138
NCON VALUE		351,138
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010291	CO	498,760	09/12/2025
B250004760	N RES 503	498,760	05/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2820/1975	9/29/2025	SW	Q	I	01	475,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CROUNSE COURTNEY ST						
2780/879	4/09/2025	SW	Q	V	05	6,217,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=65,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 $
BAS=[YR=2024;ORIG=20,28] N18 E20 E15 S52 W11 N8 N5 W4 N16 W10 N5 W10 $
FGR=[YR=2024;ORIG=20,54] N2 W11 N20 E11 N4 E10 S5 E10 S16 S5 W20 $
FOP=[YR=2024;ORIG=40,0] E15 S10 W15 N10 $
STR=[YR=2024;ORIG=90,33] E10 S7 W10 N7 $
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 $
.

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 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