LOT 111
VILLAGES OF WOODBRIDGE PH VI A O

MORENO JAY EDWARD & MARIAH RENAY
96104 CARRERA WAY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1143-0111-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

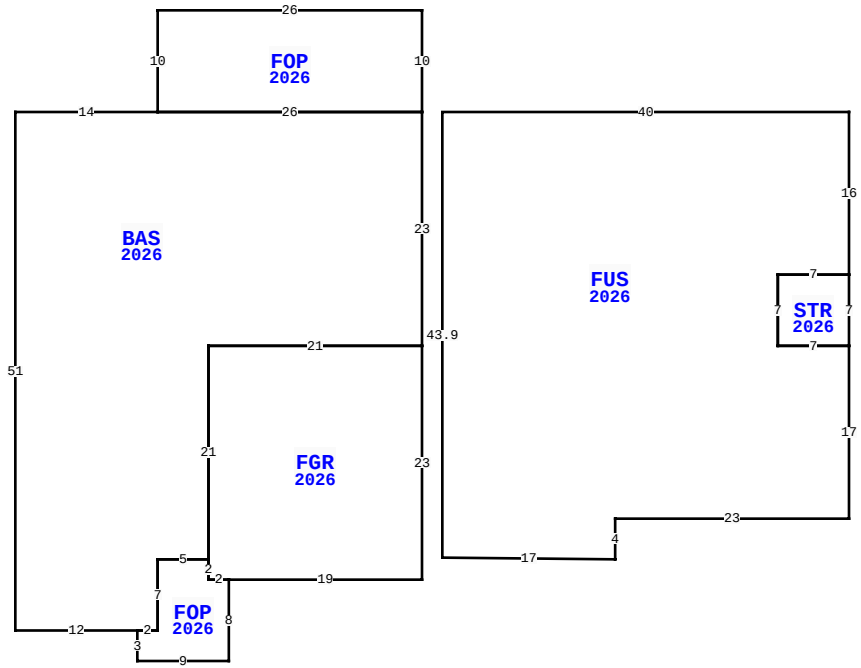
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.30

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2026	1,417	158,095
FGR	483	55	2026	266	29,678
FOP	72	30	2026	22	2,455
FOP	260	30	2026	78	8,702
FUS	1,620	100	2026	1,620	180,743
STR	49	10	2026	5	558
TOTALS	3,901			3,408	380,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,408	106.2600	111.57	380,231	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 3037 HX Base Yr



96104 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	380,231
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	465,231
SOH/AGL Deduction	0
ASSESSED VALUE	465,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	465,231
TOTAL JUST VALUE	465,231
NCON VALUE	380,231
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010825	CO	553,837	09/25/2025
B250004758	N RES 503	553,837	05/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2854/1282	3/16/2026	SW	Q	I	01	505,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MORENO JAY EDWARD &						
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=2026;ORIG=52,10] E40 S16 W7 S7 E7 S17 W23 S4 U0.2L17 N43.9 $
BAS=[YR=2026;ORIG=10,10] E14 E26 S23 W21 S21 W5 S7 W2 W12 N51 $
FGR=[YR=2026;ORIG=29,33] E21 S23 W19 W2 N2 N21 $
FOP=[YR=2026;ORIG=24,10] E26 N10 W26 S10 $
FOP=[YR=2026;ORIG=24,54] E5 S2 E2 S8 W9 N3 E2 N7 $
STR=[YR=2026;ORIG=85,26] E7 S7 W7 N7 $
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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