

LOT 11  
VILLAGES OF WOODBRIDGE PH 3  
PBK 8/273

MCKINNEY PHILLIP EDWARD  
95422 WOODBRIDGE PKWY  
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0011-0000



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                                         |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         | NASSAU COUNTY PROPERTY |                   |            |                             |      |         |      |     |    |        |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------------------|-------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                                    | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | VALUATION SUMMARY      |                   |            |                             |      |         |      |     |    |        |  |  |
| Exterior Wall                                                                                                                              | 31               | HARDIE BRD 100 | 0100                                    | 01                   | 2,133              | 106.8200    | 96.41          | 205,643        | 2018        | 2018           | 0         | 0        | 1.50        | 98.50   | STANDARD               |                   |            |                             |      |         |      |     |    |        |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2020              |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 1816 |            |                             |      |         |      |     |    |        |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        | HX Base Yr 2020   |            |                             |      |         |      |     |    |        |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 50   |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 50      |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Bedrooms                                                                                                                                   |                  | 4 100          |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Bathrooms                                                                                                                                  |                  | 2 100          |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Units                                                                                                                                      |                  | 0 100          |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Occupancy                                                                                                                                  | 00               | NONE 100       |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Quality                                                                                                                                    |                  |                | 03                                      | Quality Level 03     |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| DOR CODE                                                                                                                                   |                  |                | 0100                                    | SINGLE FAMILY        |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| MAP NUM                                                                                                                                    |                  |                |                                         | MKT AREA             |                    |             |                |                |             |                |           |          |             |         | 04                     |                   |            |                             |      |         |      |     |    |        |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  |                | 4068.100                                |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                            | SUBAREA MARKET VALUE |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| BAS                                                                                                                                        | 1,816            | 100            | 1,816                                   | 172,455              |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FGR                                                                                                                                        | 441              | 55             | 243                                     | 23,077               |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                        | 24               | 30             | 7                                       | 665                  |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                        | 224              | 30             | 67                                      | 6,362                |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| TOTALS                                                                                                                                     |                  |                | 2,505                                   |                      | 2,133              | 202,558     |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 95422 WOODBRIDGE PKWY, FERNANDINA BEACH |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| 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      |                             |      |         |      |     |    |        |  |  |
| 1                                                                                                                                          | 0811             | CONCRETE B     | 0                                       | 100                  | 0                  | 0           | 645.00         | SF             | 5.20        | 5.20           | 100       | 2018     | 2018        | 3       | 98                     | 3,287             |            |                             |      |         |      |     |    |        |  |  |
| 2                                                                                                                                          | 0810             | CONCRETE A     | 0                                       | 100                  | 0                  | 0           | 27.00          | SF             | 6.50        | 6.50           | 100       | 2018     | 2018        | 3       | 98                     | 172               |            |                             |      |         |      |     |    |        |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                | TOTAL OB/XF 3,459                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION                    | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE             | ADJ UNIT PRICE    | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |
| 1                                                                                                                                          | 000000           | C              | VAC RES                                 | 100                  |                    |             | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 75,000.00              | 75,000.00         | 75,000     |                             |      |         |      |     |    |        |  |  |
| REVIEW DATE 12/21/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS |                  |                |                                         |                      |                    |             |                |                |             |                |           |          |             |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |