

STUCKEY AMBER L/SCHRANTZ WILLIAM
95424 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

41-2N-28-1140-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 31										0100 01 1,935 107.8000 97.29 188,256 2018 2018 0 0 1.50 98.50										VALUATION BY STANDARD									
Roof Structur 03										1 SINGLE FAM - 100% - 2020 Heated Area: 1601 HX Base Yr 2020										Tax Group: 4 Tax Dist:									
Roof Cover 03																				BUILDING MARKET VALUE 185,432									
Interior Wall 05																				TOTAL MARKET OB/XF VALUE 35,049									
Interior Floo 08																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 14																				TOTAL MARKET VALUE 295,481									
Air Condition 03																				SOH/AGL Deduction 90,204									
Heating Type 04																				ASSESSED VALUE 205,277									
Bedrooms										3 100										TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms										2 100										BASE TAXABLE VALUE 155,277									
Frame										02 WOOD FRAME 100										TOTAL JUST VALUE 295,481									
Stories										1. 1. 100										NCON VALUE 0									
Units										0 100										INCOME VALUE									
Occupancy										00 NONE 100										PREVIOUS YEAR MKT VALUE 252,213									
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										1,601 100										1,601 153,425									
FGR										581 55										320 30,666									
FOP										48 30										14 1,342									
TOTALS										2,230 1,935 185,432																			
EXTRA FEATURES										95424 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									
2 0810										CONCRETE A										0 100 0 0									
3 0476										VF 6 SBPL										0 100 0 0									
4 0470										VNYL GATE										0 100 0 0									
5 0462										ST/AL FNC										0 100 36 0									
6 0861										POOL GUNIT										0 100 24 12									
7 0855										CONC PAVER										0 100 0 0									
LAND DESCRIPTION										TOTAL OB/XF 35,049																			
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
1 000100										C										SFR									
100																													
REVIEW DATE										02/10/2021										BY									
KW										Total Acres: 0.00										Total Land Value: 75,000									
Market: 0										Agricultural: 0										Common: 75,000									
PRINTED 08/02/2023 BY SYS																													