

LOT 19
IN OR 2306/1877
VILLAGES OF WOODBRIDGE PH 3

CARTER MARIANNE
95438 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0019-0000



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 Floop	13	LVT/LAMMT 100
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
BAS	1,732	100
FGR	450	55
FOP	48	30
FOP	160	30
TOTALS	2,390	2,042

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,042	109.7600	99.06	202,281	2019	2019	0	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2021 Heated Area: 1732 HX Base Yr 2021													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	1,732	100	1,732	169,856									
FGR	450	55	248	24,321									
FOP	48	30	14	1,373									
FOP	160	30	48	4,707									
TOTALS	2,390		2,042	200,258									

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				200,258			
TOTAL MARKET OB/XF VALUE				3,448			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				278,706			
SOH/AGL Deduction				110,106			
ASSESSED VALUE				168,600			
TOTAL EXEMPTION VALUE			HX HB	50,000			
BASE TAXABLE VALUE				118,600			
TOTAL JUST VALUE				278,706			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				242,266			

EXTRA FEATURES										95438 WOODBRIDGE PKWY, FERNANDINA BEACH, FL 32110				AG DATE		AG DATE	
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	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	99	174	
2	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20	100	2019	2019	3	99	3,274	
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