

LOT 20
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

HESS DIANA L & ROBERT T L/E/
95440 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0020-0000



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	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,164	108.7800	98.17	212,440	2019	2019	0	0	1.00	99.00	VALUATION SUMMARY										
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,816	100	1,816	176,494																					
FGR	441	55	243	23,616																					
FOP	24	30	7	680																					
FSP	224	40	90	8,747																					
PTO	160	5	8	777																					
TOTALS			2,665	2,164	210,316																				
EXTRA FEATURES			95440 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	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	604.00	SF	5.20	5.20	100	2019	2019	3	99	3,109										
3	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00	100	2019	2019	3	96	4,608										
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288										
5	0479	VF PICKET	0 100	0	0	48.00	LF	10.00	10.00	100	2019	2019	3	96	461										
TOTAL OB/XF 8,640																									
LAND DESCRIPTION																									
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
REVIEW DATE 10/04/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									