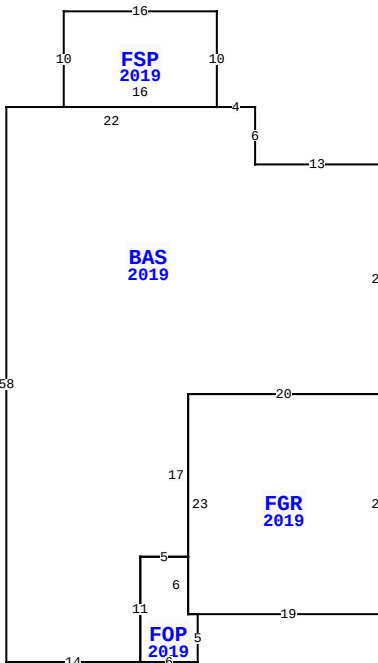


BARTH NICHOLAS S
95452 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

41-2N-28-1140-0026-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0100	01	1.904	115.4440	104.19	198,378	2019	2019	0	0	0	1.00	99.00	VALUATION BY					STANDARD								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1569					HX Base Yr								
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE					196,394								
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					3,498								
Interior Floo	11	CLAY TILE 60														TOTAL LAND VALUE - MARKET					75,000								
Interior Floo	14	CARPET 40														TOTAL MARKET VALUE					274,892								
Air Condition	03	CENTRAL 100														SOH/AGL Deduction					44,923								
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE					229,969								
Bedrooms		3 100														TOTAL EXEMPTION VALUE					0								
Bathrooms		2 100														BASE TAXABLE VALUE					229,969								
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE					274,892								
Stories	1.	1. 100														NCON VALUE					0								
Units	0	0 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					238,901																					
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	1,569	100	1,569	161,839																									
FGR	460	55	253	26,096																									
FOP	60	30	18	1,856																									
FSP	160	40	64	6,601																									
TOTALS		2,249	1,904	196,394																									
EXTRA FEATURES										95452 WOODBRIDGE PKWY, FERNANDINA BEACH										BLD DATE XF DATE LGL DATE 05/18/2023 MLU									
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	0	0	642.00	SF	5.20	5.20	100	2019	2019	3	99	3,305														
2	0810	CONCRETE A	0	0	0	30.00	SF	6.50	6.50	100	2019	2019	3	99	193														
LAND DESCRIPTION																	TOTAL OB/XF 3,498												
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
REVIEW DATE 07/07/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													