

LOT 32
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

CIROTTA DEAN ROBERT/CIROTTA LINDA LEE
95464 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0032-0000



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	1,840	111.0000	100.18	184,331	2020	2020	0	0	0.50	99.50	STANDARD																																																																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1558												HX Base Yr																																																													
Roof Cover	03	COMP SHNGL 100														VALUATION BY												Tax Group: 4												Tax Dist:																																																	
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE												183,409																																																													
Interior Floo	13	LVT/LAMNT 50														TOTAL MARKET OB/XF VALUE												8,438																																																													
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET												75,000																																																													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE												266,847																																																													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction												46,901																																																													
Bedrooms	3	100														ASSESSED VALUE												219,946																																																													
Bathrooms	2	100														TOTAL EXEMPTION VALUE												0																																																													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE												219,946																																																													
Stories	1.	1. 100														TOTAL JUST VALUE												266,847																																																													
Units	0	100	NCON VALUE												0																																																																										
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												230,413																																																														
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															1,558															100															1,558															155,300																													
FGR															460															55															253															25,219																													
FOP															71															30															21															2,093																													
PTO															160															5															8															797																													
TOTALS															2,249															1,840															183,409																																												
EXTRA FEATURES															95464 WOODBRIDGE PKWY, FERNANDINA BEACH															BLD DATE															LGL DATE															05/18/2023															MLU														
																														XF DATE															LAND DATE																																												
																														INC 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	0	0	6	3	18.00	SF	6.50	100	2020	2020	3	99	116																																																																									
2	0811	CONCRETE B	0	0	0	0	0	664.00	SF	5.20	100	2020	2020	3	99	3,418																																																																									
3	0476	VF 6 SBPL	0	0	0	0	0	132.00	LF	32.00	100	2020	2020	3	98	4,140																																																																									
4	0479	VF PICKET	0	0	0	0	0	48.00	LF	10.00	100	2020	2020	3	98	470																																																																									
5	0470	VNYL GATE	0	0	0	0	0	1.00	UT	300.00	100	2020	2020	3	98	294																																																																									
TOTAL OB/XF																		8,438																																																																							
LAND DESCRIPTION																		TOTAL OB/XF																		8,438																																																					
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 02/16/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																																																																									