

LOT 33
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

THORPE LUCILLE CAROL
95466 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0033-0000



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 4													
Exterior Wall	31	HARDIE BRD 100	0100	01	1,901	116.7180	105.34	200,251	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1591												
Roof Cover	03	COMP SHNGL 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Interior Wall	05	DRYWALL 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Interior Floo	11	CLAY TILE 70	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Interior Floo	14	CARPET 30	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Air Condition	03	CENTRAL 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Heating Type	04	AIR DUCTED 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Bedrooms		3 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Bathrooms		2 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Frame	02	WOOD FRAME 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Stories	1.	1. 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Units		0 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Occupancy	00	NONE 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021												
Quality			03	Quality Level 03												VALUATION SUMMARY												
DOR CODE			0100	SINGLE FAMILY												VALUATION SUMMARY												
MAP NUM				MKT AREA												VALUATION SUMMARY												
NEIGHBORHOOD/LOC			4068.100	MKT AREA												VALUATION SUMMARY												
AREA TYPE				TOTAL GROSS AREA												VALUATION SUMMARY												
PCT OF BASE				TOTAL ADJ AREA												VALUATION SUMMARY												
SUBAREA MARKET VALUE				TOTAL ADJ AREA												VALUATION SUMMARY												
BAS			1,591	100	1,591	166,758	VALUATION SUMMARY																					
FGR			462	55	254	26,622	VALUATION SUMMARY																					
FOP			44	30	13	1,362	VALUATION SUMMARY																					
FOP			143	30	43	4,507	VALUATION SUMMARY																					
TOTALS			2,240		1,901	199,250	VALUATION SUMMARY																					
EXTRA FEATURES			95466 WOODBRIDGE PKWY, FERNANDINA BEACH													VALUATION SUMMARY												
L N			OB/XF CODE													VALUATION SUMMARY												
DESCRIPTION			BLD CAP L W													VALUATION SUMMARY												
UNITS			UT Adj R													VALUATION SUMMARY												
ADJ UNIT PRICE			ORIG COND YEAR ON YEAR ACTUAL Q % COND													VALUATION SUMMARY												
OB/XF MKT VALUE			LGL DATE													VALUATION SUMMARY												
NOTES			AG DATE													VALUATION SUMMARY												
BAS			W24 FOP=[YR=2020]													VALUATION SUMMARY												
S54			E10 N1 FOP=[YR=2020]													VALUATION SUMMARY												
S22			E1 \$ W1 N6 W4 S10 \$ N10 E4 N16 E21 N40 \$.													VALUATION SUMMARY												
LAND DESCRIPTION			TOTAL OB/XF													3,207												
L N			USE CODE CLS													VALUATION SUMMARY												
LAND USE DESCRIPTION			CAP R D LOC ZONE FRONT DEPTH													VALUATION SUMMARY												
CAP			TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ													VALUATION SUMMARY												
UNIT PRICE			UNIT PRICE													VALUATION SUMMARY												
ADJ UNIT PRICE			LAND VALUE													VALUATION SUMMARY												
OTHER ADJUSTMENTS AND NOTES			YEAR DENSITY DECL FRZ YR CONSVR													VALUATION SUMMARY												
REVIEW DATE			08/17/2020 BY RK													VALUATION SUMMARY												
Total Acres:			0.00													VALUATION SUMMARY												
Total Land Value:			75,000													VALUATION SUMMARY												
Market:			0													VALUATION SUMMARY												
Agricultural:			0													VALUATION SUMMARY												
Common:			75,000													VALUATION SUMMARY												
PRINTED			08/02/2023 BY SYS													VALUATION SUMMARY												