

LOT 34
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

PATTEN MARCIA CAROL
95468 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0034-0000



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	1,989	109.7600	99.06	197,030	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021												Heated Area: 1601																				
Roof Cover	03	COMP SHNGL 100	16												11																				
Interior Wall	05	DRYWALL 100	10												10																				
Interior Floop	13	LVT/LAMMT 100	10												10																				
Air Condition	03	CENTRAL 100	10												10																				
Heating Type	04	AIR DUCTED 100	10												10																				
Bedrooms	3	100	27												8																				
Bathrooms	2	100	10												27																				
Frame	02	WOOD FRAME 100	14												35																				
Stories	1.	1. 100	11												21																				
Units	0	100	4												7																				
Occupancy	00	NONE 100	10												20																				
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	1,601	100	1,601	157,802																															
FGR	581	55	320	31,541																															
FOP	48	30	14	1,380																															
FOP	160	30	48	4,731																															
PTO	110	5	6	591																															
TOTALS			2,500	1,989	196,045																														
EXTRA FEATURES					95468 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	8	3			24.00	SF	6.50	2020	2020	3	99	154																			
2	0811	CONCRETE B	0	100	0	0			632.00	SF	5.20	2020	2020	3	99	3,254																			
LAND DESCRIPTION																		TOTAL OB/XF 3,408																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100			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																																			