

LOT 37
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

DUNN CINDY E & DAVID L
95463 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0037-0000



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	2,156	108.7800	98.17	211,655	2020	2020	0	0	0.50	99.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0												Heated Area: 1816 HX Base Yr									
Roof Cover	03	COMP SHNGL 100													VALUATION BY STANDARD									
Interior Wall	05	DRYWALL 100													Tax Group: 4 Tax Dist:									
Interior Floo	13	LVT/LAMMT 100													BUILDING MARKET VALUE 210,597									
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE 6,829									
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET 75,000									
Bedrooms	4	100													TOTAL MARKET VALUE 292,426									
Bathrooms	2	100													SOH/AGL Deduction 49,157									
Frame	02	WOOD FRAME 100													ASSESSED VALUE 243,269									
Stories	1.	1. 100													TOTAL EXEMPTION VALUE 0									
Units	0	100													BASE TAXABLE VALUE 243,269									
Occupancy	00	NONE 100	TOTAL JUST VALUE 292,426																					
Quality		03	Quality Level 03		NCON VALUE 0																			
DOR CODE		0100	SINGLE FAMILY		INCOME VALUE																			
MAP NUM			MKT AREA		04	PREVIOUS YEAR MKT VALUE 253,205																		
NEIGHBORHOOD/LOC		4068.100																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,816	100	1,816	177,386																				
FGR	441	55	243	23,736																				
FOP	24	30	7	684																				
FSP	224	40	90	8,791																				
TOTALS	2,505		2,156	210,597																				
EXTRA FEATURES					95463 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 0	6 3	18.00	SF	6.50	6.50	100	2020	2020	3	99	116										
2	0810	CONCRETE A	0 0	0 0	568.00	SF	6.50	6.50	100	2020	2020	3	99	3,655										
3	0476	VF 6 SBPL	0 0	0 0	75.00	LF	32.00	32.00	100	2020	2020	3	98	2,352										
4	0470	VNYL GATE	0 0	0 0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294										
5	0479	VF PICKET	0 0	0 0	42.00	LF	10.00	10.00	100	2020	2020	3	98	412										
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	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 02/10/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																								