

LOT 38
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

MARTINO JESSE RYAN & CHRISTINA LEEANN
95461 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0038-0000



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	2,146	113.1900	102.15	219,214	2020	2020	0	0	0.50	99.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1811												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
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	1,811	100	1,811	184,069																								
FGR	486	55	267	27,138																								
FOP	57	30	17	1,728																								
FOP	171	30	51	5,184																								
TOTALS			2,525	2,146	218,118																							
EXTRA FEATURES			95461 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	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	99	116												
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2020	2020	3	99	3,254												
3	0476	VF 6 SBPL	0	100	0	0	95.00	LF	32.00	32.00	100	2020	2020	3	98	2,979												
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294												
LAND DESCRIPTION			TOTAL OB/XF 6,643																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 02/10/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												