

LOT 40
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

PRUITT JASMINE R
95457 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0040-0000



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	114.1700	103.04	195,879	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	24													11												
Interior Wall	05	DRYWALL 100	13													FOP 2020												
Interior Floo	11	CLAY TILE 50	40													54												
Interior Floo	14	CARPET 50	21													16												
Air Condition	03	CENTRAL 100	22													4												
Heating Type	04	AIR DUCTED 100	6													10												
Bedrooms	3	100	20													11												
Bathrooms	2	100	4													FOP 2020												
Frame	02	WOOD FRAME 100	10													10												
Stories	1.	1. 100	22													11												
Units	0	100	4													FOP 2020												
Occupancy	00	NONE 100	3													10												
Quality 03 Quality Level 03															BAS 2020													
DOR CODE 0100 SINGLE FAMILY															FGR 2020													
MAP NUM MKT AREA 04															FOP 2020													
NEIGHBORHOOD/LOC 4068.100															FOP 2020													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,591	100	1,591	163,117																								
FGR	462	55	254	26,041																								
FOP	44	30	13	1,333																								
FOP	143	30	43	4,409																								
TOTALS 2,240 1,901 194,900															95457 WOODBRIDGE PKWY, FERNANDINA BEACH													
EXTRA FEATURES															BLD DATE													
															LGL DATE													
															LAND 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	0 100	8 3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154														
2	0811	CONCRETE B	0 100	0 0	616.00	SF	5.20	5.20	100	2020	2020	3	99	3,171														
LAND DESCRIPTION															TOTAL OB/XF 3,325													
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	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																												