

LOT 41
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

FKH SFR L LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

2023

41-2N-28-1140-0041-0000



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	2,133	119.5600	107.90	230,151	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023												Heated Area: 1816													
Roof Cover	03	COMP SHNGL 100	HX Base Yr																									
Interior Wall	05	DRYWALL 100																										
Interior Floop	11	CLAY TILE 100																										
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	1,816	100	1,816	194,966																								
FGR	441	55	243	26,089																								
FOP	24	30	7	751																								
FOP	224	30	67	7,193																								
TOTALS			2,505	2,133	229,000																							
EXTRA FEATURES			95455 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		145.00	LF 32.00	32.00	100	2020	2020	3	98	4,547												
4	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	300.00	100	2020	2020	3	98	294												
LAND DESCRIPTION			TOTAL OB/XF 8,612																									
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																												