

LOT 50
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

SARAFIAN-DANG FAMILY LIV TRUST/SARAFIAN CHRISTOPHE
110 N GRANITE CIRCLE
FOLSOM, CA 95630

2023

41-2N-28-1140-0050-0000



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	1,880	116.7180	105.34	198,039	2020	2020	0	0	0.50	99.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1558												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
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	1,558	100	1,558	163,299																								
FGR	460	55	253	26,518																								
FOP	71	30	21	2,201																								
FOP	160	30	48	5,031																								
TOTALS			2,249	1,880	197,049																							
EXTRA FEATURES			95437 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	0811	CONCRETE B	0	0	0	603.00	SF	5.20	5.20	100	2020	2020	3	99	3,104													
2	0476	VF 6 SBPL	0	0	0	156.00	LF	32.00	32.00	100	2020	2020	3	98	4,892													
3	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294													
TOTAL OB/XF 8,290																												
LAND DESCRIPTION			TOTAL OB/XF																									
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 08/17/2020 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/1244	2/26/2021	WD	Q	I	01	275,000

GRANTOR: EMERY NATHAN LEE & CH
GRANTEE: SARAFIAN-DANG FAMIL
2377/0092 7/10/2020 SW Q I 01 224,500
GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: EMERY NATHAN LEE &

BUILDING DIMENSIONS

BAS=[YR=2020] W6 FOP=[YR=2020] N10 W16 S10 E16 \$ W20 S6 W13
S24 FGR=[YR=2020] S23 E19 FOP=[YR=2020] S5 E7 N11 W6 S6 W1
\$ E1 N23 W20 \$ E20 S17 E6 S11 E13 N58 \$.

BUILDING NOTES

Diagram showing building layout with dimensions and area calculations.

Dimensions: 16, 10, 10, 6, 20, 6, 13, 24, 20, 17, 23, 6, 11, 5, 7, 13.

Area Calculations: FOP 2020, BAS 2020, FGR 2020.