

DEANE ANTHONY F & JORDAN K
95431 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

41-2N-28-1140-0084-0000

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT		CD	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	2,915	103.2120	93.15	271,532	2019	2019	0	0	1.00	99.00	VALUATION BY		STANDARD																					
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2020												Heated Area: 2640												HX Base Yr 2020											
Roof Cover		05	COMP SHNGL 100														BUILDING MARKET VALUE												268,817											
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE												9,084											
Interior Floo		14	CARPET 60														TOTAL LAND VALUE - MARKET												75,000											
Interior Floo		13	LVT/LAMMT 40														TOTAL MARKET VALUE												352,901											
Air Condition		03	CENTRAL 100														SOH/AGL Deduction												89,781											
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE												263,120																							
Bedrooms			5 100		TOTAL EXEMPTION VALUE												HX HB		50,000																					
Bathrooms			3 100		BASE TAXABLE VALUE												213,120																							
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE												352,901																							
Stories		2.	2. 100		NCON VALUE												0																							
Units		0	0 100		INCOME VALUE																																			
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE												305,641																							
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	1,138	100	1,138	104,945																																				
FGR	470	55	258	23,793																																				
FOP	20	30	6	553																																				
FUS	1,502	100	1,502	138,512																																				
PTO	80	5	4	369																																				
STR	70	10	7	645																																				
TOTALS		3,280		2,915	268,817																																			
EXTRA FEATURES					95431 WOODBRIDGE PKWY, FERNANDINA BEACH															BLD DATE					LGL DATE					05/18/2023					MLU					
																				YF DATE					LAND DATE															
																				INC 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	2019	2019	3	99	154																									
2	0811	CONCRETE B	0 100	0	0	668.00	SF	5.20	5.20	100	2019	2019	3	99	3,439																									
3	0476	VF 6 SBPL	0 100	0	0	160.00	LF	32.00	32.00	100	2019	2019	3	96	4,915																									
4	0470	VNVL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576																									