

LOT 57
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

SWANSON JULIA & BLAKE
95279 COLLEGE PARKWAY
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0057-0000



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	2,133	107.9960	97.47	207,904	2021	2021	0	0	0.00	100.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1816																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION BY																			
Interior Floo	13	LVT/LAMMT 60														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 40														BUILDING MARKET VALUE										207,904									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										3,281									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms	4	100														TOTAL MARKET VALUE										286,185									
Bathrooms	2	100														SOH/AGL Deduction										0									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										286,185									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB									
Units	0	100														BASE TAXABLE VALUE										236,185									
Occupancy	00	NONE 100	TOTAL JUST VALUE										286,185																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										247,983																						
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	177,006																															
FGR	441	55	243	23,685																															
FOP	24	30	7	682																															
FOP	224	30	67	6,530																															
TOTALS			2,505	2,133	207,904																														
EXTRA FEATURES			95279 COLLEGE 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	0 100	0	0	631.00	SF	5.20	5.20	100	2021	2021	3	100	3,281																				
LAND DESCRIPTION																																			
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																		
REVIEW DATE 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			