

LOT 58
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

SNYDER WILLIAM ANTHONY & LINDA S
95287 COLLEGE PARKWAY
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0058-0000



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										
Exterior Wall	31	HARDIE BRD 100	0100	01	1,896	109.7600	99.06	187,818	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1558									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 100																							
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	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	154,335																					
FGR	460	55	253	25,062																					
FOP	71	30	21	2,080																					
FSP	160	40	64	6,340																					
TOTALS			2,249	1,896	187,818																				
EXTRA FEATURES			95287 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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	100	156									
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2021	2021	3	100	3,245									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 08/03/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									