

LOT 59
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

FARMER TIARA L
PSC 812 BOX 3916
FPO, AE 09627

2023

42-2N-28-1141-0059-0000



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	2,189	114.8560	103.66	226,912	2021	2021	0	0	0.00	100.00	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1877											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022											
Interior Wall	05	DRYWALL 100																									
Interior Floo	14	CARPET 60																									
Interior Floo	11	CLAY TILE 40																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		4 100																									
Bathrooms		3 100																									
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	1,877	100	1,877	194,570																							
FGR	420	55	231	23,945																							
FOP	42	30	13	1,348																							
FSP	171	40	68	7,049																							
TOTALS			2,510	2,189	226,912																						
EXTRA FEATURES			95295 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	656.00	SF	5.20	5.20	100	2021	2021	3	100	3,411											
TOTAL OB/XF																		3,567									
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	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																											