

LOT 60
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

JADOO KARYN ELIZABETH
95303 COLLEGE PARKWAY
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0060-0000



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	106.8200	96.41	205,643	2021	2021	0	0	0.00	100.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1816													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	08	SHT VINYL 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
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	1,816	100	1,816	175,081																									
FGR	441	55	243	23,428																									
FOP	24	30	7	675																									
FOP	224	30	67	6,459																									
TOTALS			2,505		2,133	205,643																							
EXTRA FEATURES										95303 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	0	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	100	156													
2	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	100	2021	2021	3	100	2,995													
3	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	100	2021	2021	3	99	4,942													
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297													
5	0462	ST/AL FNC	0	0	45	0	180.00	SF	10.00	10.00	100	2021	2021	3	98	1,764													
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297													
TOTAL OB/XF										10,451																			
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
REVIEW DATE 08/03/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													