LOT 62
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

GLOBENSKY LIAM/ETRICK BRITTANY
95364 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0062-0000

BUILDING CHARACTERISTICS

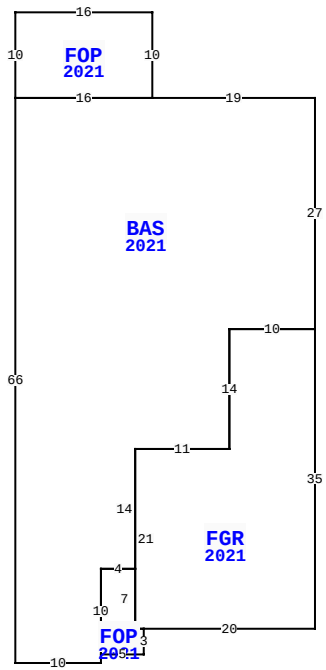
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,601	100	1,601	157,458
FGR	581	55	320	31,472
FOP	43	30	13	1,279
FOP	160	30	48	4,721
TOTALS	2,385		1,982	194,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	108.9760	98.35	194,930	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1601 HX Base Yr 2022



95364 COLLEGE PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,930
TOTAL MARKET OB/XF VALUE		3,450
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		273,380
SOH/AGL Deduction		29,537
ASSESSED VALUE		243,843
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,843
TOTAL JUST VALUE		273,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011780	CO ISSUED	0	04/28/2021
B2011780	NEW CONSTR	229,510	11/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/188	6/29/2023	WD	Q	I	01	385,000
GRANTOR: EARLY MARY LYNN						
GRANTEE: GLOBENSKY LIAM						
2458/1424	4/29/2021	SW	Q	I	01	280,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EARLY MARY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 FOP=[YR=2021] N10 W16 S10 E16$ W16 S66 E10 N1 FOP=[YR=2021] E5 N3 FGR=[YR=2021] E20 N35 W10 S14 W11 S21 E1$ W1 N7 W4 S10$ N10 E4 N14 E11 N14 E10 N27$.

EXTRA FEATURES

LN	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	10	3	30.00	SF	6.50	6.50	100	2021	2021	3	100	195	
2	0811	CONCRETE B	0	100	0	0	626.00	SF	5.20	5.20	100	2021	2021	3	100	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,450

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/09/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS