

LOT 16
IN OR 2238/227
VILLAGES OF WOODBRIDGE PH 3

DEBERRY BRANDY NICHOLE
95432 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0016-0000



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 4											
Exterior Wall	31	HARDIE BRD 100	0100	01	2,133	124.8324	118.59	252,952	2018	2018	0	0	2.00	98.00	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019													Heated Area: 1816										
Roof Cover	03	COMP SHNGL 100	14													HX Base Yr 2019										
Interior Wall	05	DRYWALL 100	16																							
Interior Floo	11	CLAY TILE 60	14																							
Interior Floo	14	CARPET 40	14																							
Air Condition	03	CENTRAL 100	16																							
Heating Type	04	AIR DUCTED 100	14																							
Bedrooms		3 100	14																							
Bathrooms		2 100	14																							
Frame	02	WOOD FRAME 100	14																							
Stories	1.	1. 100	14																							
Units		0 100	14																							
Occupancy	00	NONE 100	14																							
Quality			05	Quality Level 05																						
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	211,052																						
FGR	441	55	243	28,241																						
FOP	24	30	7	813																						
FOP	224	30	67	7,787																						
TOTALS			2,505	2,133	247,893																					
EXTRA FEATURES					95432 WOODBRIDGE 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	0 0	608.00	SF	6.50	6.50	100	2018	2018	3	97	3,833												
2	0810	CONCRETE A	0 100	0 0	27.00	SF	6.50	6.50	100	2018	2018	3	97	170												
LAND DESCRIPTION																	TOTAL OB/XF 4,003									
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
REVIEW DATE 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																										