

LOT 33
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

THORPE LUCILLE CAROL
95466 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0033-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4068.100
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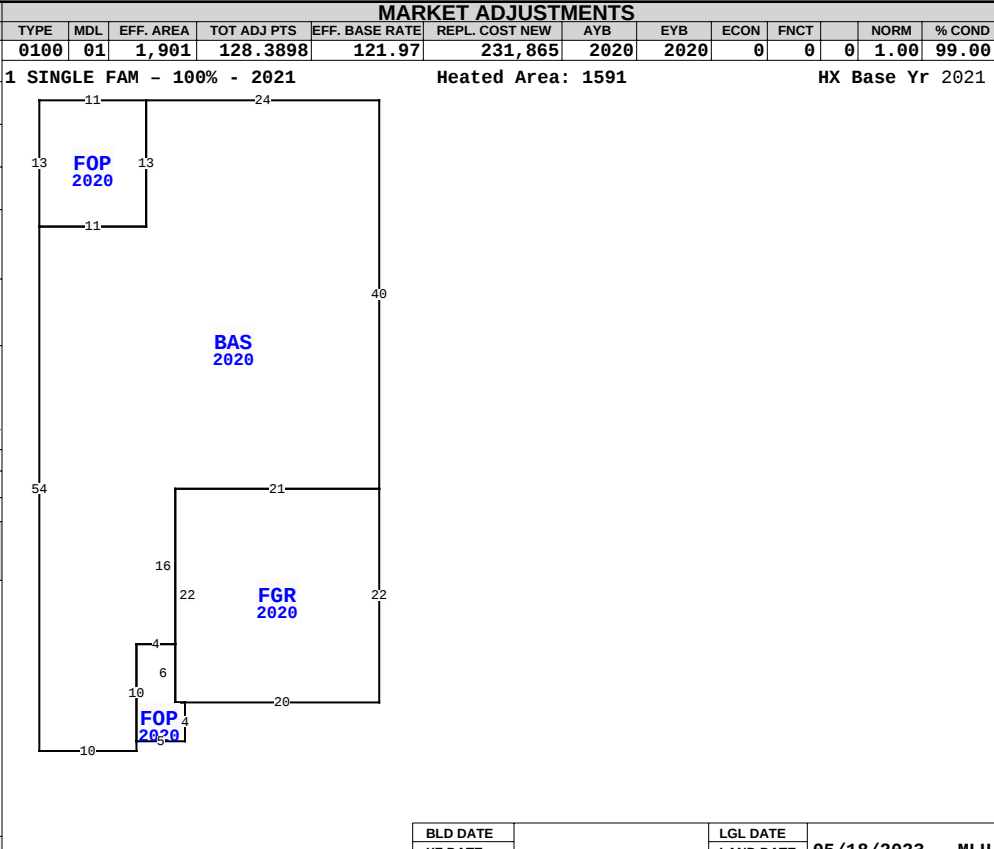
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	192,113
FGR	462	55	254	30,670
FOP	44	30	13	1,570
FOP	143	30	43	5,193
TOTALS	2,240		1,901	229,546

EXTRA FEATURES

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	0811	CONCRETE B	0 100	0	0	623.00	SF	5.20	5.20	100	2020	2020	3	99	3,207	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



95466 WOODBRIDGE PKWY, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 3,207

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					229,546				
TOTAL MARKET OB/XF VALUE					3,207				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					307,753				
SOH/AGL Deduction					103,445				
ASSESSED VALUE					204,308				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					154,308				
TOTAL JUST VALUE					307,753				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					277,457				