

LOT 39
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

COUSINS CHAVANA V
95459 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0039-0000



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	1,901	125.5870	119.31	226,808	2020	2020	0	0	0	1.00	99.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1591														
Roof Cover	03	COMP SHNGL 100	24													11														
Interior Wall	05	DRYWALL 100	13													FOP 2020														
Interior Floo	11	CLAY TILE 50	40													54														
Interior Floo	14	CARPET 50	21													22														
Air Condition	03	CENTRAL 100	16													4														
Heating Type	04	AIR DUCTED 100	6													10														
Bedrooms	3	100	20													11														
Bathrooms	2	100	4													FOP 2020														
Frame	02	WOOD FRAME 100	3													10														
Stories	1.	1. 100	22													10														
Units	0	100	22													10														
Occupancy	00	NONE 100	20													10														
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	1,591	100	1,591	187,924																										
FGR	462	55	254	30,002																										
FOP	44	30	13	1,535																										
FOP	143	30	43	5,079																										
TOTALS			2,240	1,901	224,540																									
EXTRA FEATURES																95459 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	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154														
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2020	2020	3	99	3,254														
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	000100	C	SFR	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 02/10/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																														