

LOT 99
IN OR 2236/35
VILLAGES OF WOODBRIDGE PH 3

WILLIAMS RISA C
95417 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

41-2N-28-1140-0099-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
NEIGHBORHOOD/LOC	4068.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	215,017
FGR	584	55	321	36,403
FOP	38	30	11	1,248
USP	264	30	79	8,959
TOTALS	2,782		2,307	261,627

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	565.00	SF	5.20	5.20	100	2018	2018	3	97	2,850	
2	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	97	132	

LAND DESCRIPTION			TOTAL OB/XF 2,982														
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
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

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY						
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1					
0100	01	2,307	121.8140	115.72	266,966	2018	2018	0	0	0	2.00	98.00	4					
1 SINGLE FAM - 100% - 2019												VALUATION SUMMARY						
Heated Area: 1896												STANDARD						
HX Base Yr 2019												Tax Group: 4						
												Tax Dist:						
												BUILDING MARKET VALUE						
												TOTAL MARKET OB/XF VALUE						
												TOTAL LAND VALUE - MARKET						
												TOTAL MARKET VALUE						
												SOH/AGL Deduction						
												ASSESSED VALUE						
												TOTAL EXEMPTION VALUE						
												BASE TAXABLE VALUE						
												TOTAL JUST VALUE						
												NCON VALUE						
												INCOME VALUE						
												PREVIOUS YEAR MKT VALUE						

95417 WOODBRIDGE PKWY, FERNANDINA BEACH												05/18/2023 MLU			
												BUILDING NOTES			
												BUILDING DIMENSIONS			
												USP=[YR=2019] N12 W22 S12 E22\$ BAS=[YR=2018] W35 S38			
												FGR=[YR=2018] S32 E19 FOP=[YR=2018] S3 E6 N8 W4 S5 W2\$ E2 N21			
												W8 N11 W13\$ E13 S11 E8 S16 E4 S10 E10 N75\$.			