

WOODRUFF DANNY L
1678 SOUTH 8TH ST
FERNANDINA BEACH, FL 32034

14-2N-26-4280-0013-0010

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		10	ABOVE AVG 100							0820	02	1,248	128.7000	102.96	128,494	1985	1990		0	0	70.00	30.00	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100							1 M/H 93- - 0% - 0										Heated Area: 1248										HX Base Yr									
Roof Cover		12	MODULAR MT 100							-52- 24 BAS 1993 24 -52-																													
Interior Wall		05	DRYWALL 100																																				
Interior Floor		08	SHT VINYL 50																																				
Interior Floor		14	CARPET 50																																				
Air Condition		01	NONE 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																																				
BUD8 Adjustme		04	DIST 01 100																																				
Quality		04	Quality Level 04																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA				05																																
NEIGHBORHOOD/LOC		5001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,248	100	1993	1,248	38,548																																		
TOTALS		1,248			1,248	38,548																																	
EXTRA FEATURES										75366 EDWARDS RD, YULEE																													
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	0940	SHEDS/PORT	0	0	12	50			600.00 SF 30.00	100	1997	1997	3	20	3,600																								
2	0940	SHEDS/PORT	0	0	10	13			130.00 SF 30.00	100	1995	1995	3	20	780																								
3	1242	WD DECK A	0	0	12	12			144.00 SF 10.00	100	1996	1996	3	20	288																								
4	1242	WD DECK A	0	0	8	52			416.00 SF 10.00	100	2017	2017	3	74	3,078																								
5	1242	WD DECK A	0	0	0	0			1,121.00 SF 10.00	100	2017	2017	3	74	8,295																								
LAND DESCRIPTION										TOTAL OB/XF										16,041																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	0		RM	0.00	0.00	1.53	AC		1.00	1.00	1.00	60,000.00	60,000.00	91,800																						
REVIEW DATE 08/22/2022 BY KBA Total Acres: 1.53 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 07/30/2025 BY SYS																																							