

LOT 37
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

WILHELM MARY FRANCES
95463 WOODBRIDGE PARKWAY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0037-0000



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	2,156	119.6580	119.66	257,987	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2025														Heated Area: 1816										HX Base Yr 2025									
Roof Cover	03	COMP SHNGL 100															Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE										254,117									
Interior Floop	13	LVT/LAMMT 100															TOTAL MARKET OB/XF VALUE										6,697									
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET										85,000									
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE										345,814									
Bedrooms	4	4 100															SOH/AGL Deduction										196,532									
Bathrooms	2	2 100															ASSESSED VALUE										149,282									
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE										SX HX HB DX 105,722									
Stories	1.	1. 100															BASE TAXABLE VALUE										43,560									
Units	0	0 100															TOTAL JUST VALUE										345,814									
Occupancy	00	NONE 100	NCON VALUE										0																							
Quality		05	Quality Level 05		MAP NUM												MKT AREA		04		INCOME VALUE															
DOR CODE		0100		SINGLE FAMILY		NEIGHBORHOOD/LOC												4068.100		PREVIOUS YEAR MKT VALUE																
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																										
BAS		1,816		100		2020		1,816		214,043																										
FGR		441		55		2020		243		28,641																										
FOP		24		30		2020		7		825																										
FSP		224		40		2020		90		10,607																										
TOTALS		2,505						2,156		254,117																										
EXTRA FEATURES						95463 WOODBRIDGE PKWY, FERNANDINA BEACH														BLD DATE																
																				LGL DATE																
																				LAND DATE																
																				AG DATE																
																				04/25/2025 MLU																
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	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	98	115																		
2	0810	CONCRETE A			0	100	0	0	568.00	SF	6.50	6.50	100	2020	2020	3	98	3,618																		
3	0476	VF 6 SBPL			0	100	0	0	75.00	LF	32.00	32.00	100	2020	2020	3	95	2,280																		
4	0470	VNYL GATE			0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285																		
5	0479	VF PICKET			0	100	0	0	42.00	LF	10.00	10.00	100	2020	2020	3	95	399																		
TOTAL OB/XF																				6,697																
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	RES			100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																	
REVIEW DATE 02/10/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																				