

LOT 83
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

EFTINK AARON MICHAEL & HARLEY WILKINSON
95433 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0083-0000



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																				
Exterior Wall	31	HARDIE BRD 100	0100	01	2,358	130.4380	130.44	307,578	2018	2018	0	0	0	2.50	97.50	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023														Heated Area: 1902																			
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100															VALUATION BY										STANDARD									
Interior Floo	11	CLAY TILE 100															Tax Group: 4										Tax Dist:									
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE										299,889									
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE										11,327									
Bedrooms	3	100															TOTAL LAND VALUE - MARKET										85,000									
Bathrooms	2	100															TOTAL MARKET VALUE										396,216									
Frame	02	WOOD FRAME 100															SOH/AGL Deduction										41,084									
Stories	1.	1. 100															ASSESSED VALUE										355,132									
Units	0	100															TOTAL EXEMPTION VALUE										HX HB 50,722									
Occupancy	00	NONE 100															BASE TAXABLE VALUE										304,410									
			TOTAL JUST VALUE										396,216																							
			NCON VALUE										0																							
			INCOME VALUE																																	
			PREVIOUS YEAR MKT VALUE										372,805																							
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,902	100	2018	1,902	241,895																															
FGR	670	55	2018	368	46,802																															
FOP	41	30	2018	12	1,526																															
FSP	190	40	2024	76	9,665																															
TOTALS			2,803		2,358	299,889																														
EXTRA FEATURES						95433 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	0	0	931.00	SF	6.50	6.50	100	2018	2018	3	97	5,870																				
2	0476	VF 6 SBPL	0	100	0	0	176.00	LF	32.00	32.00	100	2018	2018	3	92	5,181																				
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276																				
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	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 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																				