

WADDELL PHILLIP EUGENE II
95409 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

41-2N-28-1140-0109-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD		31		HARDIE BRD 100		0100		01		2,254		107.8000		107.80		242,981		2024		2024		0		0		0.00		100.00					
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM - 0% - 2025		Heated Area: 1816		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		242,981		5,967		85,000		333,948		0					
Roof Cover		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Interior Wall		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Interior Floo		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Interior Floo		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Air Condition		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Heating Type		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Bedrooms		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Bathrooms		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Frame		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Stories		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Units		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
Quality		03		COMP SHNGL 100		05		DRYWALL 100		13		LVT/LAMNT 50		14		CARPET 50		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		WOOD FRAME 100					
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		1,816		100		2025		1,816		195,765		FGR		661		55		2025		364		39,239		FOP		24		30		2025		7		755	
FGR		661		55		2025		364		39,239		FOP		24		30		2025		7		755		FOP		224		30		2025		67		7,223	
FOP		224		30		2025		67		7,223		FOP		224		30		2025		67		7,223		FOP		224		30		2025		67		7,223	
TOTALS		2,725				2,254		242,981		95409 WOODBRIDGE PKWY, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/25/2025		MLU									
EXTRA FEATURES										95409 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	0	0	0	918.00		SF	6.50		6.50		100	2025	2024		100	5,967															