

LOT 66
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

KANE MATTHEW THOMPSON
95332 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0066-0000



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	1,982	119.6580	119.66	237,166	2021	2021	0	0	0	1.00	99.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1601														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMNT 50																												
Interior Floo	14	CARPET 50																												
Air Condition	03	CENTRAL 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																												
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,601	100	2021	1,601	189,660																									
FGR	581	55	2021	320	37,908																									
FOP	43	30	2021	13	1,540																									
FOP	160	30	2021	48	5,687																									
TOTALS			2,385		1,982	234,794																								
EXTRA FEATURES						95332 COLLEGE 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	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	99	154														
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2021	2021	3	99	3,212														
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2021	2021	3	96	3,686														
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288														
5	0462	ST/AL FNC	0	100	50	0	200.00	SF	10.00	10.00	100	2021	2021	3	93	1,860														
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288														
TOTAL OB/XF																		9,488												
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	000134	C	RES POND	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 08/03/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																														