

LOT 5
IN OR 2069/648
VILLAGES OF WOODBRIDGE #1

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95495 SONOMA DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0050



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4068.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	1,975	186,615
FEP	171	80	137	12,945
FGR	506	55	278	26,268
FOP	48	30	14	1,323
TOTALS	2,700		2,404	227,151

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,404	113.1900	102.15	245,569	2007	2007	0	0	0	92.50

1 SINGLE FAM - 0% - 0

Heated Area: 1975

HX Base Yr

The floor plan diagram illustrates the layout of a single-family home. It includes three main areas: FEP 2016 (Front Entry Porch), BAS 2007 (Bathroom), and FGR 2007 (Front Garden Room). The diagram shows the following dimensions:

- FEP 2016: 20' x 10' (main area), 6' x 4.2' (side area), 4.2' x 8' (top area), 4.2' x 14' (bottom area).
- BAS 2007: 36' x 4.2' (main area), 4.2' x 14' (bottom area).
- FGR 2007: 23' x 22' (main area), 23' x 22' (bottom area).

BLD DATE		LGL DATE	
YE DATE		L AND DATE	05/18/2023