

LOT 45
IN OR 1956/13
VILLAGES OF WOODBRIDGE #1

RODRIGUEZ MICHAEL A & LESLIE R
95482 SONOMA DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0450



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	14	CARPET 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	1,412	100	1,412	120,592
FGR	472	55	260	22,206
FOP	128	30	38	3,246
FSP	110	40	44	3,758
FUS	1,597	100	1,597	136,392

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,351	102.3040	92.33	309,398	2007	2007	0	0	7.50	92.50

1 SINGLE FAM - 0% - 0