

LOT 14
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

SPENCER ABIGAIL RAE
95287 SIENNA CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0014-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
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	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	1,316	100	1,316	132,966
FGR	462	55	254	25,663
FOP	55	30	16	1,617
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,586	114.2400	103.10	163,517	2017	2017	0	0	2.00	98.00	
1 SINGLE FAM - 0% - 0						Heated Area: 1316		HX Base Yr				
Diagram showing lot dimensions and area calculations: - Overall dimensions: 39 (width), 47 (height). - Internal dimensions: 25 (width), 21 (height), 11 (width), 22 (height), 13 (width), 5 (height), 11 (width), 5 (height), 21 (width). - Area labels: BAS 2017, FGR 2017, FOP 2017.												