

LOT 40
PT OR 2105/81
VILLAGES OF WOODBRIDGE PHASE 2

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95284 SIENA CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0040-0000



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	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
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	1,735	100	1,735	171,628
FGR	460	55	253	25,027
FOP	42	30	13	1,286
FOP	112	30	34	3,363
FUS	467	100	467	46,196
PTO	112	5	6	594
STR	37	10	4	396
TOTALS	2,965		2,512	248,490

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,512	111.8400	100.94	253,561	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2018

Heated Area: 2202

HX Base Yr 2018

The floor plan diagram illustrates the layout of a single-family home with various rooms and areas labeled with codes and years. The rooms and their dimensions are as follows:

- BAS 2017** (Bathroom): 63' x 35'
- PTO 2017** (Patio): 8' x 14'
- FOP 2017** (Front Porch): 8' x 14'
- FGR 2017** (Front Garden): 20' x 23'
- FUS 2017** (Front Yard): 32' x 36'
- STR 2017** (Street): 4' x 7'

The diagram also shows a central area labeled **FOP 2017** with dimensions 6' x 7' and a small area labeled **STR 2017** with dimensions 4' x 7'. The overall layout includes a central corridor and several rooms connected by doors and windows.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023

MLU