

LOT 34
IN OR 2229/235
WOODBRIER PHASE 2 PBK 8/287

LIPMAN GRACE LIVING TRUST/LIPMAN GRACE TRUSTEE
92045 WOODLAWN DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2501-0034-0000



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 60		
Interior Floo	14	CARPET 40		
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	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4035.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	1,613	188,750
FGR	418	55	230	26,914
FOP	90	30	27	3,160
FSP	130	40	52	6,085
FST	15	55	8	936
TOTALS	2,266		1,930	225,845

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,930	131.6336	118.80	229,284	2018	2018	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2019