

LOT 82
IN OR 2244/1939
VILLAGES OF WOODBRIDGE PH 3

HANNAH KASE PHILIP & KARISSA RAWLINS
95490 HANOVER CT
FERNANDINA BEACH, FL 32034

2023

41-2N-28-1140-0082-0000



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 Floop	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
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	4068.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	182,853
FGR	420	55	231	22,540
FOP	41	30	12	1,171
FOP	190	30	57	5,561
TOTALS	2,525		2,174	212,126

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,174	109.7600	99.06	215,356	2018	2018	0	0	0	1.50 98.50
1 SINGLE FAM - 100% - 2020				Heated Area: 1874				HX Base Yr 2020			