

LOT 78
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

WARREN GREGORY SIMMONS
94980 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0078-0000



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	13	LVT/LAMNT 50		
Interior Floo	14	CARPET 50		
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	4068.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	1,601	157,170
FGR	581	55	320	31,414
FOP	48	30	14	1,374
FOP	160	30	48	4,712
TOTALS	2,390		1,983	194,671

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,983	108.7800	98.17	194,671	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023				Heated Area: 1601				HX Base Yr			
BLD DATE					LGL DATE			05/18/2023			
XF DATE					LAND DATE			MLU			