

LOT 31
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

WORKMAN ROBERT EDWARD/MILLER JENNIFER
95230 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0031-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	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	1.5	1.5 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
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	1,707	100	1,707	179,564
FGR	460	55	253	26,614
FOP	42	30	13	1,367
FOP	108	30	32	3,366
FUS	468	100	468	49,230
TOTALS	2,785		2,473	260,143

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	112.9920	107.34	265,452	2018	2018	0	0	0	2.00	98.00
1 SINGLE FAM - 0% - 2023				Heated Area: 2175				HX Base Yr				