

LOT 49
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

CIPOLLA CATHERINE ANNE
95086 COLNAGO CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0049-0000



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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		05	Quality Level 05	
DOR CODE		0100SINGLE 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	1,558	100	1,558	184,956
FGR	460	55	253	30,034
FOP	71	30	21	2,493
FOP	160	30	48	5,698
TOTALS	2,249		1,880	223,181

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	125.5870	119.31	224,303	2021	2021	0	0	0	0.50	99.50
1 SINGLE FAM - 0% - 0												
Heated Area: 1558												
HX Base Yr												
Diagram showing the layout of the property with dimensions and area labels: - Overall dimensions: 58' (width) x 22' (length). - Front Porch (FOP 2021): 10' x 16'. - Living Area (BAS 2021): 58' x 22'. - Garage (FGR 2021): 23' x 20'. - Rear Porch (FOP 2021): 11' x 7'. - Other dimensions: 16', 4', 6', 13', 24', 17', 6', 19', 5', 13'.												