

LOT 90
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

IGOU CHRISTOPHER K & TIFFANIE ANNE
94931 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0090-0000



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		5 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	4068.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	122,961
FGR	470	55	258	27,877
FOP	20	30	6	648
FOP	150	30	45	4,862
FUS	1,502	100	1,502	162,291
STR	70	10	7	756
TOTALS	3,350		2,956	319,396

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,956	113.7400	108.05	319,396	2022	2022	0	0	0.00	100.00	

1 SINGLE FAM - 100% - 2023

Heated Area: 2640

HX Base Yr 2023

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023

MLU