

LOT 10
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

NIENOW KENNETH LLOYD & VIRGINIA MARIE
95590 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1142-0010-0000



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/LAMMT 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		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4068.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	1,601	182,002
FGR	581	55	320	36,378
FOP	48	30	14	1,592
FOP	160	30	48	5,457
TOTALS	2,390		1,983	225,427

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	119.6580	113.68	225,427	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2024

Heated Area: 1601

HX Base Yr 2024

The diagram shows a rectangular lot with a width of 66 feet and a depth of 27 feet. The lot is divided into four distinct areas, each labeled with a blue text box: 'FOP 2024' (top left), 'BAS 2024' (center), 'FGR 2024' (bottom right), and 'FOP 2024' (bottom left). The dimensions for each area are as follows: the top-left 'FOP 2024' is 10 feet wide and 10 feet deep; the central 'BAS 2024' is 16 feet wide and 19 feet deep; the bottom-right 'FGR 2024' is 14 feet wide and 11 feet deep; and the bottom-left 'FOP 2024' is 10 feet wide and 10 feet deep. The lot is also divided into four sections by a vertical line and a horizontal line. The top section is 16 feet wide and 19 feet deep. The bottom section is 50 feet wide and 8 feet deep. The left section is 10 feet wide and 27 feet deep. The right section is 16 feet wide and 27 feet deep.

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

MLU