

LOT 14
IN OR 2098/1015
VILLAGES OF WOODBRIDGE #2

STEELE THAD A & DEBBY J
95365 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0002-0140



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4068.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	2009	1,773	203,675
FGR	441	55	2011	243	27,915
FOP	65	30	2009	20	2,298
FSP	240	40	2009	96	11,028
TOTALS	2,519			2,132	244,915

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	124.1856	124.19	264,773	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM - 100% - 2017

Heated Area: 1773

HX Base Yr 2017

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue text: FSP 2009, BAS 2009, FGR 2011, and FOP 2009. The diagram includes various dimensions for the walls and openings. The FSP 2009 area is a rectangle with a width of 24 and a height of 10. The BAS 2009 area is a large rectangle with a width of 24 and a height of 54. The FGR 2011 area is a rectangle with a width of 21 and a height of 21. The FOP 2009 area is a small rectangle with a width of 5 and a height of 7. The diagram also shows a large opening with a width of 16 and a height of 42. Other dimensions include 10, 24, 5, 16, 10, 24, 42, 21, 21, 15, 21, 21, 5, 7, 12, 5, 14, and 6.

BLD DATE	02/01/2010	RK	LGL DATE	
XF DATE			LAND DATE	04/25/2025
				MLU