

LOT 14
IN OR 2147/966
WOODBRIER PHASE 1 PBK 8/154

DORNEMAN ROBERT L & LINDA S
94104 WOODBRIER CIRCLE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0014-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
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	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4035.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	2017	1,613	214,785
FGR	418	55	2017	230	30,627
FOP	90	30	2017	27	3,595
FSP	104	40	2018	42	5,593
FST	15	55	2017	8	1,065
PTO	78	5	2018	4	533
TOTALS	2,318			1,924	256,198

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,924	137.4940	137.49	264,531	2017	2017	0	0	0	3.15 96.85

1 SINGLE FAM - 100% - 2018

Heated Area: 1613

HX Base Yr 2018

The site map illustrates a property layout with several labeled areas and their dimensions. The areas are: PTO 2018 (top left), FSP 2018 (top left, below PTO), BAS 2017 (large central area), FST 2017 (bottom left), FGR 2017 (bottom left, below FST), and FOP 2017 (bottom right). Dimensions are provided for various sections of the property, including 13, 6, 8, 4, 25, 13, 36, 51, 11, 9, 3, 6, 10, 14, 19, 5, 4, 13, 9, 5, 14, 4, 20, and 20.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025

MLU