

LOT 104
VILLAGES OF WOODBRIDGE PH 3
PBK 8/273

MELLOTT BRANDY P & ERVIN B
95476 ALSACE CT
FERNANDINA BEACH, FL 32034

2025

41-2N-28-1140-0104-0000



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 70			
Interior Floo	14	CARPET 30			
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	4068.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2020	1,811	227,100
FGR	717	55	2020	394	49,408
FOP	57	30	2020	17	2,132
FSP	171	40	2020	68	8,527
TOTALS	2,756			2,290	287,167

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,290	127.3118	127.31	291,540	2020	2020	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2021

Heated Area: 1811

HX Base Yr 2021

BLD DATE

LGL DATE