

LOT 44
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

MARSHALL JEREMY EDWIN/MARSHALL MAY LYN GULMATICO
95123 VENETO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0044-0000



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 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2021	1,138	126,046
FGR	470	55	2021	258	28,576
FOP	20	30	2021	6	664
FSP	150	40	2021	60	6,646
FUS	1,502	100	2021	1,502	166,364
STR	70	10	2021	7	775

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,971	111.8788	111.88	332,395	2021	2021	0	0	99.00

1 SINGLE FAM - 100% - 2022

Heated Area: 2640

HX Base Yr 2022

The floor plan diagram illustrates the layout of a single-family home. It includes several labeled areas: BAS 2021 (Bathroom), FGR 2021 (Front Garden), FSP 2021 (Front Porch), FUS 2021 (Front Yard), and STR 2021 (Street). The plan shows a main rectangular building footprint with a smaller rectangular extension on the right side. Dimensions are provided for various sections: 15, 10, 10, 20, 15, 18, 10, 5, 10, 16, 21, 4, 13, 11, 20, 4, 10, 10, 24, 7, 10, 13, 16, 2, 19, 35, 46, 7, 10, 1