

LOT 54
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

WATSON GLADYS HOBELMAN L/E/
95024 COLNAGO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0054-0000



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 Floop	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	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	1,601	100	2021	1,601	210,154
FGR	823	55	2021	453	59,462
FOP	48	30	2021	14	1,837
FOP	350	30	2021	105	13,783
TOTALS	2,822			2,173	285,237

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,173	132.5940	132.59	288,118	2021	2021	0	0	0	1.00 99.00
1 SINGLE FAM - 100% - 2022				Heated Area: 1601				HX Base Yr 2022			