

LOT 14
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

SPENCER ABIGAIL RAE HOMESTEAD TRUST/SPENCER ABIGAIL
95287 SIENNA CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-226V-0014-0000



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	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
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		03	Quality Level 03		
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	1,316	100	2017	1,316	152,329
FGR	462	55	2017	254	29,401
FOP	55	30	2017	16	1,852
TOTALS		1,833		1,586	183,583

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,586	114.2400	119.95	190,241	2017	2017	0	0	3.50	96.50

1 SINGLE FAM 100% - 2024Heated Area: 1316HX Base Yr 2024

The diagram shows a property lot with a main rectangular area and a smaller rectangular area attached to the bottom left. The dimensions are labeled as follows:

- Top horizontal dimension: 39
- Right vertical dimension: 25
- Left vertical dimension: 47
- Bottom horizontal dimension: 13
- Inner vertical dimension: 11
- Inner horizontal dimension: 5
- Inner vertical dimension: 22
- Inner horizontal dimension: 21
- Inner vertical dimension: 22
- Inner horizontal dimension: 21
- Inner vertical dimension: 5
- Inner horizontal dimension: 11
- Inner vertical dimension: 22

The areas are labeled as follows:

- BAS 2017 (Blue text)
- FGR 2017 (Blue text)
- FOP 2017 (Blue text)

BLD DATE		LGL DATE	
----------	--	----------	--