

LOT 21
IN OR 2125/403
VILLAGES OF WOODBRIDGE PHASE 2

MORRISON BOBBY DEE
95233 SIENA CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-226V-0021-0000



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		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1 5 100			
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	1,909	100	2017	1,909	204,262
FGR	420	55	2017	231	24,717
FOP	48	30	2017	14	1,498
FOP	224	30	2017	67	7,169
FUS	392	100	2017	392	41,944
STR	40	10	2017	4	428
TOTALS	3,033			2,617	280,017

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,617	105.6000	110.88	290,173	2017	2017	0	0	0	3.50	96.50	

1 SINGLE FAM 100% - 2018

Heated Area: 2301

HX Base Yr 2018

24

16

14

14

16

43

21

20

21

7

13

19

8

6

6

7

BAS
2017

FOP
2017

FGR
2017

FOP
2017

14

10

4

4

7

16

21

20

FUS
2017

STR
2017

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/25/2025

MLU