

LOT 22
IN OR 2156/626
VILLAGES OF WOODBRIDGE PHASE 2

BIRD WILLIAM C & BROOKE E
95227 SIENA CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-226V-0022-0000



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		4 100
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
BAS	1,909	100
FGR	420	55
FOP	48	30
FOP	224	30
FUS	396	100
STR	40	10
TOTALS	3,037	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,621	105.6000	110.88	290,616	2017	2017	0	0	0	3.50	96.50	
1 SINGLE FAM 100% - 2018													
Heated Area: 2305													
HX Base Yr 2018													