

LOT 21
IN OR 2221/190
WOODBRIER PHASE 2 PBK 8/287

SENGER MICHAEL W & CHERYL I
92021 WOODLAWN DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2501-0021-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
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	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC 4035.0100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	2018	1,660	196,412
FGR	476	55	2018	262	31,000
FOP	94	30	2018	28	3,313
FOP	130	30	2018	39	4,614
FUS	347	100	2018	347	41,057
TOTALS	2,707			2,336	276,397

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,336	116.1741	121.98	284,945	2018	2018	0	0	3.00	97.00

1 SINGLE FAM 100% - 2022

Heated Area: 2007

HX Base Yr 2022

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue text: BAS 2018, FOP 2018, FGR 2018, and FUS 2018. The layout is defined by black lines representing walls and dimensions. The main structure on the left is a large rectangle with a smaller section at the bottom right. The top right section is a smaller rectangle. The bottom right section is a large rectangle. The dimensions for each section are as follows:

- BAS 2018:** The main structure on the left has a total width of 51 and a total height of 38. The top section has a width of 25 and a height of 13. The bottom section has a width of 22 and a height of 20. The middle section has a width of 18 and a height of 12.
- FOP 2018:** Located in the top right section, it has a width of 13 and a height of 13.
- FGR 2018:** Located in the bottom right section, it has a width of 22 and a height of 20.
- FUS 2018:** Located in the middle section, it has a width of 13 and a height of 13.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025

MLU