

LOT 34
IN OR 2229/235
WOODBRIER PHASE 2 PBK 8/287

LIPMAN GRACE LIVING TRUST/LIPMAN GRACE TRUSTEE
92045 WOODLAWN DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2501-0034-0000



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 Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
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	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	1,613	100	2018	1,613	197,454
FGR	418	55	2018	230	28,155
FOP	90	30	2018	27	3,305
FSP	130	40	2018	52	6,365
FST	15	55	2018	8	980
TOTALS	2,266			1,930	236,259

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,930	120.1872	126.20	243,566	2018	2018	0	0	0	3.00	97.00	

1 SINGLE FAM 100% - 2019

Heated Area: 1613

HX Base Yr 2019

The floor plan diagram illustrates the layout of a single-family home with various rooms and areas labeled with codes and years. The areas include:

- BAS 2018**: A large rectangular area on the left side of the plan.
- FSP 2018**: A rectangular area at the top right, adjacent to the BAS area.
- FGR 2018**: A large rectangular area at the bottom right, adjacent to the FSP area.
- FOP 2018**: A small rectangular area at the bottom left, adjacent to the BAS area.
- FST 2018**: A small rectangular area at the top center, adjacent to the FSP area.

Dimensions are provided for each area, such as 51, 25, 13, 10, 36, 20, 14, 9, 5, 4, 11, 6, 3, 2, 19, 10, 4, 20, 26, 4, 14, 9, 5, 4, 13, 10, 13, 4, 6, 11, 19, 10, 4, 20, 26, 4, 14, 9, 5, 4, 13, 10, 13, 4,