

LOT 22
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

MCMURRAY GISETTE J & SEAN L
95156 COLNAGO COURT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0022-0000



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	13	LVT/LAMMT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	4068.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2022	1,138	119,715
FGR	679	55	2022	373	39,239
FOP	20	30	2022	6	632
FOP	150	30	2022	45	4,734
FUS	1,502	100	2022	1,502	158,007
STR	70	10	2022	7	737

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,071	101.2000	106.26	326,324	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2023 Heated Area: 2640 HX Base Yr											
The floor plan diagram illustrates a building layout with several rooms and their dimensions. The rooms are labeled as follows: FOP 2022 (Front Office) at the top center, with dimensions 15 (width) and 10 (height). FUS 2022 (Furniture Storage) on the right side, with dimensions 35 (width) and 23 (height). BAS 2022 (Bathroom) in the center, with dimensions 15 (width) and 18 (height). FGR 2022 (Front Garden Room) on the left side, with dimensions 11 (width) and 19 (height). STR 2022 (Storage Room) at the bottom right, with dimensions 10 (width) and 7 (height). Other dimensions and labels include: - Top left: 10, 20, 15, 10, 15, 10,											