

LOT 83
VILLAGES OF WOODBRIDGE
PHASE IV B OR 2438/574

BOCKIAN BARRY
96023 WOODMERE WAY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0083-0000



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 60			
Interior Floo	11	CLAY TILE 40			
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	126,992
FGR	470	55	2022	258	28,791
FOP	20	30	2022	6	669
FOP	150	30	2022	45	5,021
FUS	1,502	100	2022	1,502	167,612
STR	70	10	2022	7	781
TOTALS	3,350			2,956	329,868

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,956	107.3480	112.72	333,200	2022	2022	0	0	0	1.00 99.00

1 SINGLE FAM 0% - 2024

Heated Area: 2640

HX Base Yr

The floor plan diagram illustrates a building layout with several labeled areas and their dimensions. The overall footprint is defined by a large rectangle with a total width of 52 and a total height of 52. The layout includes the following areas and dimensions:

- BAS 2022**: A large central area with a width of 20 and a height of 18.
- FGR 2022**: A rectangular area at the bottom left with a width of 10 and a height of 10.
- FOP 2022**: A rectangular area at the top left with a width of 10 and a height of 10.
- FUS 2022**: A large rectangular area on the right side with a width of 35 and a height of 46.
- STR 2022**: A small rectangular area at the bottom right with a width of 10 and a height of 10.

Additional dimensions and labels include:

- Overall width: 52
- Overall height: 52
- Top left corner: 15 (width), 10 (height)
- Top right corner: 10 (width), 10 (height)
- Bottom left corner: 10 (width), 10 (height)
- Bottom right corner: 10 (width), 10 (height)
- Right side dimensions: 24, 13, 19, 16, 10, 7, 10,