

LOT 27
VILLAGES OF WOODBRIDGE PHASE 5
OR 2554/1700

CONTARDI BRITTANY & JAMES ALAN
95659 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1142-0027-0000



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 Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA 04	
NEIGHBORHOOD/LOC	4068.200	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,816	100
FGR	661	55
FOP	24	30
FSP	224	40
TOTALS	2,725	2,277

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,277	108.7800	114.22	260,079	2023	2023	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024

Heated Area: 1816

HX Base Yr 2024

The floor plan diagram illustrates a building layout with three distinct areas labeled in blue: FSP 2023 (top left), BAS 2023 (center), and FGR 2023 (bottom right). The diagram is defined by a series of black lines representing walls and boundaries, with numerical dimensions indicating the lengths of these segments. The FSP 2023 area is a small rectangle with dimensions 16 (top), 14 (left), and 14 (right). The BAS 2023 area is a large central rectangle with dimensions 47 (right), 59 (left), and 16 (top). The FGR 2023 area is a complex shape at the bottom right with dimensions 10 (top), 3 (left), 21 (top), 15 (left), 4 (left), 6 (left), 21 (bottom), 10 (bottom), and 22 (right). The overall dimensions of the building are 10 (bottom), 10 (bottom), 21 (bottom), 10 (bottom), 22 (right), 3 (left), 21 (top), 15 (left), 4 (left), 6 (left), 21 (bottom), 10 (bottom), and 22 (right).

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

MLU