

LOT 1
VILLAGES OF WOODBRIDGE #1
PB 7/229

SN TAMPA LLC DBA SN FL A LLC
8390 E VIA DE VENTURA F-110, #303
SCOTTSDALE, AZ 85258

2023

40-2N-28-225V-0001-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 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
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NEIGHBORHOOD/LOC	4068.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,241	100	1,241	112,639
FGR	483	55	266	24,143
FOP	40	30	12	1,089
FOP	140	30	42	3,812
FUS	1,360	100	1,360	123,440

TOTALS	3,264	2,921	265,124
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	653.00	SF	5.20	5.20	100	2010
2	0476	VF 6 SBPL	0	0	0	215.00	LF	32.00	32.00	100	2010
3	0470	VNYL GATE	0	0	0	2.00	UT	300.00	300.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,921	106.5960	96.20	281,000	2010	2010	0	0	5.65	94.35
1 SINGLE FAM - 0% - 0 Heated Area: 2601 HX Base Yr											

95457 SONOMA DR, FERNANDINA BEACH	BLD DATE 02/06/2015	KK	LGL DATE	05/18/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	653.00	SF	5.20	5.20	100	2010	2010	3	92	3,124	
2	0476	VF 6 SBPL	0	0	0	215.00	LF	32.00	32.00	100	2010	2010	3	81	5,573	
3	0470	VNYL GATE	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	81	486	

TOTAL OB/XF											
9,183											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										265,124	
TOTAL MARKET OB/XF VALUE										9,183	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										349,307	
SOH/AGL Deduction										3,557	
ASSESSED VALUE										345,750	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										345,750	
TOTAL JUST VALUE										349,307	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										314,318	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23219	CO ISSUED	0	04/21/2010
E22406	ELEC OTHER	0	02/01/2010
M15057	MECH OTHER	0	02/01/2010
P14113	OTHER	0	01/01/2010
B23219	NEW CONSTR	316,343	01/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/0023	10/08/2021	WD	Q	I	01	396,000
GRANTOR: CORNELL JASON E & KEL						
GRANTEE: SN TAMPA LLC DBA SN						
1797/1493	5/18/2012	QC	U	I	11	100
GRANTOR: CORNELL JASON E & KEL						
GRANTEE: CORNELL JASON E & K						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2010] N10 W14 S10 BAS=[YR=2010] W26 S48 E11 N9											
FOP=[YR=2010] E8 FGR=[YR=2010] S5 E21 N23 W21 S18 \$ N5 W8											
S5 \$ N5 E8 N13 E21 N21 W14 \$ E14 \$ PTR= E30 FUS=[YR=2010]											
E40 S34 W40 N34 \$ W30 \$.											