

LOT 3
IN OR 1649/1777 & OR 1943/1530
VILLAGES OF WOODBRIDGE #1

CROW THERESA K
95471 SONOMA DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
Exterior Wall	16	WD FR STUC 100	0100	01	2,602	105.5040	95.22	247,762	2007	2007	0	0	7.50	92.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2010												Heated Area: 2302									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2010									
Interior Wall	05	DRYWALL 100																						
Interior Floo	14	CARPET 70																						
Interior Floo	11	CLAY TILE 30																						
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																						
Units		0 100																						
Occupancy	00	NONE 100																						
Quality			03	Quality Level 03																				
DOR CODE			0100 SINGLE FAMILY																					
MAP NUM																	MKT AREA		04					
NEIGHBORHOOD/LOC			4068.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	2,302	100	2,302	202,756																				
FGR	460	55	253	22,284																				
FOP	57	30	17	1,498																				
FOP	99	30	30	2,643																				
TOTALS			2,918	2,602	229,180																			
EXTRA FEATURES			95471 SONOMA DR, FERNANDINA BEACH																					
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220									
2	0811	CONCRETE B	0 100	0	0	630.00	SF	5.20	5.20	100	2007	2007	3	89	2,916									
3	0476	VF 6 SBPL	0 100	0	0	70.00	LF	32.00	32.00	100	2008	2008	3	76	1,702									
BUILDING DIMENSIONS																								
BAS=[YR=2007] W13 FOP=[YR=2007] W14 S6 D3 R3 E8 N6 U3 R3 \$ D3 L3 S6 W8 U3 L3 N6 W19 S43 FGR=[YR=2007] S23 E20 N23 W20 \$ E20 S18 E9 FOP=[YR=2007] S4 E9 N7 W7 S3 W2 \$ E2 N3 E15 N58 \$.																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
REVIEW DATE 02/16/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																								