

LOT 7
VILLAGES OF WOODBRIDGE #1
PB 7/229

FREO PROGRESS LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2023

40-2N-28-225V-0001-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	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	4068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	1,437	128,978
FGR	660	55	363	32,581
FOP	49	30	15	1,346
FUS	855	100	855	76,741
STR	70	10	7	628
USP	120	30	36	3,231

TOTALS	3,191		2,713	243,506
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	671.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	
3	0470	VNVL GATE	0	0	0	0	2.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,713	105.4080	95.13	258,088	2010	2010	0	0	5.65	94.35
1 SINGLE FAM - 0% - 0											
Heated Area: 2292											
HX Base Yr											

95517 SONOMA DR, FERNANDINA BEACH											
BLD DATE				LGL DATE				05/18/2023			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										243,506	
TOTAL MARKET OB/XF VALUE										7,740	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										326,246	
SOH/AGL Deduction										45,100	
ASSESSED VALUE										281,146	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										281,146	
TOTAL JUST VALUE										326,246	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										293,621	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23730	XFOB	2,249	06/01/2010
C22849	CO ISSUED	0	04/28/2010
E22125	ELEC OTHER	2,200	09/01/2009
M14855	MECH OTHER	0	09/01/2009
P13932	OTHER	0	09/01/2009
R12076	REPAIR/RRF	1,100	09/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2639/111	5/10/2023	WD	Q	I	01	340,000			
GRANTOR:WILLIAMS ROBERT C									
GRANTEE:FREO PROGRESS LLC									
2300/0076	8/23/2019	WD	Q	I	02	245,000			
GRANTOR:CRISTIANO MICHAEL V &									
GRANTEE:WILLIAMS ROBERT C									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2010] W19 USP=[YR=2010] N5 W12 S10 E12 N5 \$ S5 W16 S53 E8 FOP=[YR=2010] S8 E7 N1 FGR=[YR=2010] E20 N40 W11 S18 W10 S22 E1\$ W1 N7 W6 \$ E6 N15 E10 N18 E11 N25\$ PTR= E20 FUS=[YR=2010] E35 S27 W15 N1 W20 N13 STR=[YR=2010] N7 E10 S7 W10\$ E10 N7 W10 N6\$ W20 \$.											