

LOT 9
IN OR 1681/30
VILLAGES OF WOODBRIDGE #1

LONDON BRENDA L HAWKINS
95535 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
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
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NEIGHBORHOOD/LOC	4068.00
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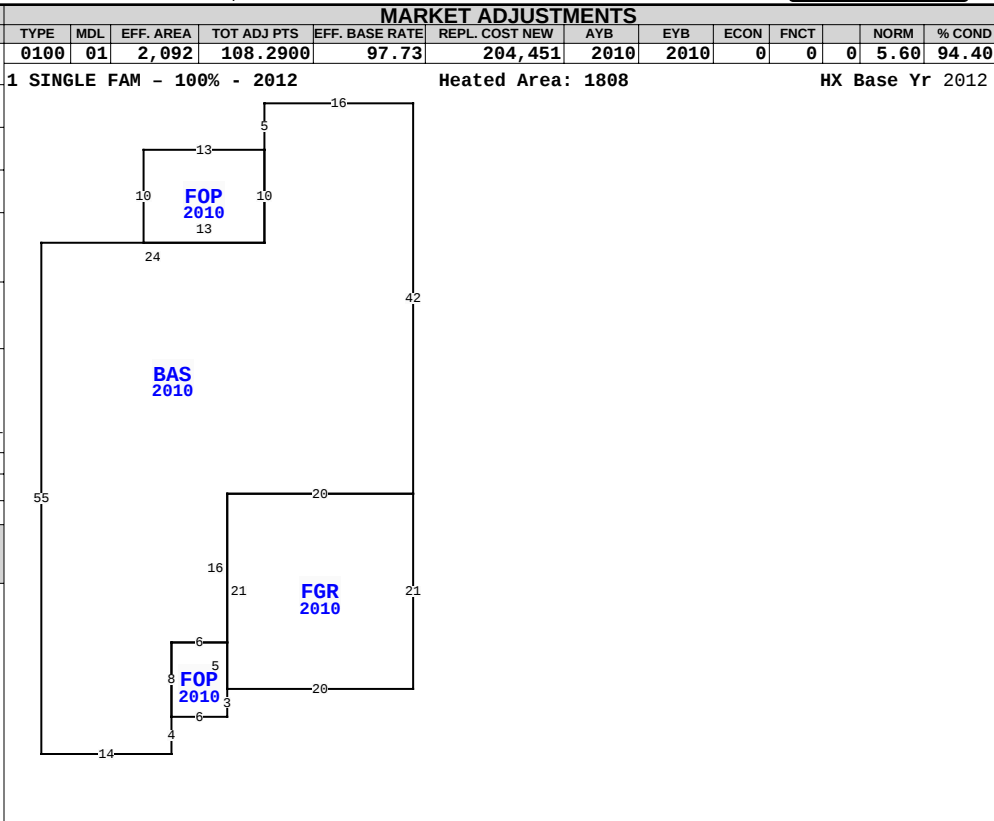
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100	1,808	166,801
FGR	420	55	231	21,312
FOP	48	30	14	1,291
FOP	130	30	39	3,598

TOTALS	2,406	2,092	193,002
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	122.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE	02/16/2018	BY	KWX
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95535 SONOMA DR, FERNANDINA BEACH	BLD DATE 02/05/2015	KK	LGL DATE	05/18/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	193,002								
TOTAL MARKET OB/XF VALUE	6,666								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	274,668								
SOH/AGL Deduction	115,441								
ASSESSED VALUE	159,227								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	109,227								
TOTAL JUST VALUE	274,668								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	246,402								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000641	REPAIR/RRF	19,000	01/11/2022
C23345	CO ISSUED	0	05/26/2010
E22511	ELEC OTHER	0	03/01/2010
P14179	PLUMBING	0	03/01/2010
B23345	NEW CONSTR	234,610	03/01/2010

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1681/0030	6/02/2010	WD	Q	I	01	171,700			
GRANTOR: RICHMOND AMERICAN HOM									
GRANTEE: HAWKINS BRENDA L									
1361/0587	10/24/2005	WD	U	V	19	5,610,000			
GRANTOR: WOODBRIDGE NASSAU JOI									
GRANTEE: RICHMOND AMERICAN H									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W16 S5 FOP=[YR=2010] W13 S10 E13 N10 \$ S10 W24 S55 E14 N4 FOP=[YR=2010] E6 N3 FGR=[YR=2010] E20 N21 W20 S21 \$ N5 W6 S8 \$ N8 E6 N16 E20 N42 \$.									

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Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000	PRINTED 08/02/2023 BY SYS
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