

LOT 11
IN OR 1686/544
VILLAGES OF WOODBRIDGE #1

JETT PAMELA ANN
95561 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
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		2 100
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	1,740	100	1,740	160,527
FGR	450	55	248	22,880
FOP	20	30	6	553
FOP	112	30	34	3,137
TOTALS	2,322		2,028	187,097

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	0 100	0	0	574.00	SF	5.20	5.20	100	2010
2	0476	VF 6 SBPL	0 100	0	0	87.00	LF	32.00	32.00	100	2011
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2011

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	100	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	2,028	108.2900	97.73	198,196	2010	2010	0	0	5.60	94.40
1 SINGLE FAM - 100% - 2011 Heated Area: 1740 HX Base Yr 2011											
95561 SONOMA DR, FERNANDINA BEACH											
BLD DATE 02/05/2015 KK LGL DATE 05/18/2023 MLU XF DATE INC DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		187,097	
TOTAL MARKET OB/XF VALUE		5,306	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		267,403	
SOH/AGL Deduction		112,519	
ASSESSED VALUE		154,884	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		104,884	
TOTAL JUST VALUE		267,403	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,244	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23340	CO ISSUED	0	05/27/2010
E22512	ELEC OTHER	0	03/01/2010
P14181	OTHER	0	03/01/2010
B23340	NEW CONSTR	229,465	03/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1686/0544	6/07/2010	WD Q	I	01	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: JETT PAMELA ANN					
1361/0587	10/24/2005	WD U	V	19	
GRANTOR: WOODBRIDGE NASSAU JOI					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010] W21 FOP=[YR=2010] N8 W14 S8 E14 \$ W14 S61 E8 FOP=[YR=2010] S2 E6 FGR=[YR=2010] S1 E21 N21 W14 N3 W3 S3 W4 S20 \$ N4 W4 S2 W2 \$ E2 N2 E4 N16 E4 N3 E3 S3 E14 N43 \$.											