LOT 13
IN OR 1636/1318
VILLAGES OF WOODBRIDGE #1

MARSH PETER F/PERDUE SHANNON L
95575 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0130

BUILDING CHARACTERISTICS

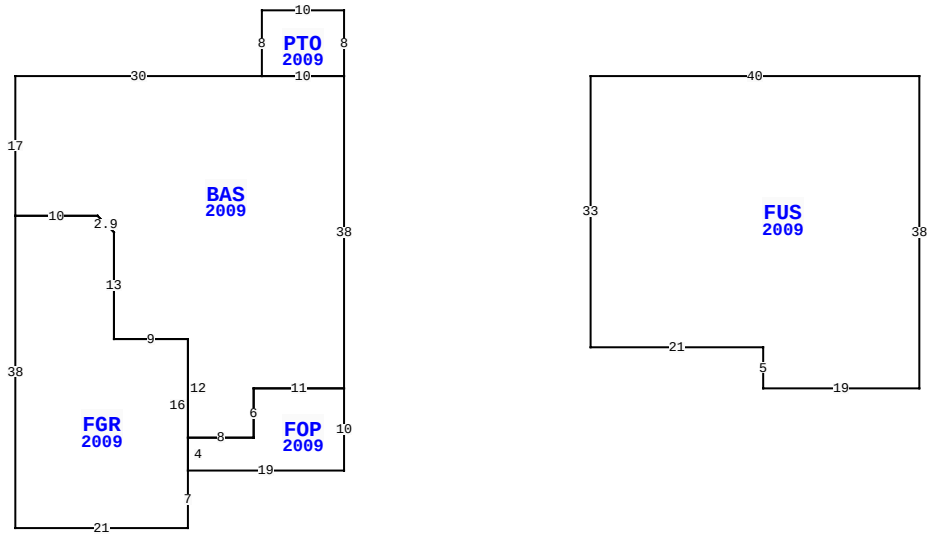
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	107,521
FGR	661	55	364	30,964
FOP	142	30	43	3,657
FUS	1,415	100	1,415	120,366
PTO	80	5	4	340
TOTALS	3,562		3,090	262,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,090	100.3720	90.59	279,923	2009	2009	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2010 Heated Area: 2679 HX Base Yr 2010



95575 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/05/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,848
TOTAL MARKET OB/XF VALUE		8,882
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		346,730
SOH/AGL Deduction		151,184
ASSESSED VALUE		195,546
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,546
TOTAL JUST VALUE		346,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22395	CO ISSUED	0	07/30/2009
M14506	MECH OTHER	0	04/01/2009
P13725	PLUMBING	0	04/01/2009
R11834	REPAIR/RRF	1,500	04/01/2009
B22395	NEW CONSTR	229,548	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1636/1318	8/21/2009	WD	Q	I	01	210,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MARSH PETER F & SHA						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] N8 W10 S8 BAS=[YR=2009] W30 S17 FGR=[YR=2009] S38 E21 N7 FOP=[YR=2009] E19 N10 W11 S6 W8 S4 $ N16 W9 N13 U2 L2 W10 $ E10 D2 R2 S13 E9 S12 E8 N6 E11 N38 W10$ E10 $ PTR= E30 FUS=[YR=2009] E40 S38 W19 N5 W21 N33 $ W30 $.

EXTRA FEATURES

LN	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	100	0	0	647.00	SF	5.20	5.20	100	2009	2009	3	91	3,062	
2	0476	VF 6 SBPL	0	100	0	0	191.00	LF	32.00	32.00	100	2011	2011	3	83	5,073	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2011	2011	3	83	747	

LAND DESCRIPTION

TOTAL OB/XF 8,882

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0003		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