LOT 14
IN OR 1543/1621
VILLAGES OF WOODBRIDGE #1

JONES JOHN E & AUDREY L
95589 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

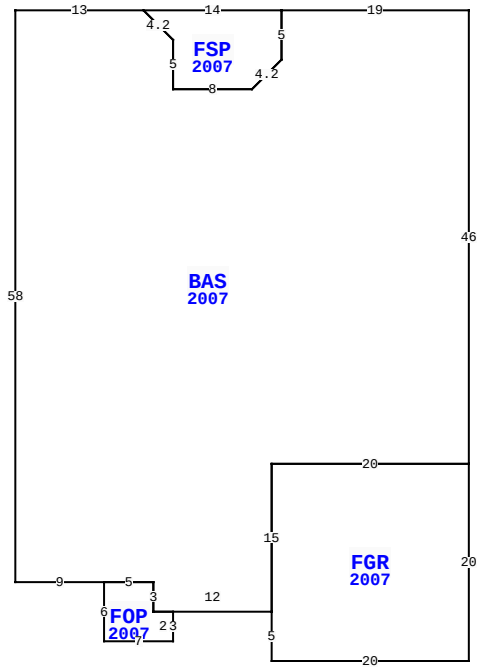
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100	2,376	201,846
FGR	400	55	220	18,690
FOP	36	30	11	934
FSP	88	40	35	2,973
TOTALS	2,900		2,642	224,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	101.7600	91.84	242,641	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2008 Heated Area: 2376 HX Base Yr 2008



BLD DATE	12/31/2007	RK	LGL DATE
XF DATE	12/31/2007	RK	LAND DATE 05/18/2023 MLU
INC DATE			AG DATE

95589 SONOMA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,443
TOTAL MARKET OB/XF VALUE		4,664
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		304,107
SOH/AGL Deduction		127,786
ASSESSED VALUE		176,321
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,321
TOTAL JUST VALUE		304,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005241	H/AC	4,876	07/01/2020
C20390	CO ISSUED	0	08/01/2007
E19880	ELEC OTHER	1,900	08/01/2007
M13247	MECH OTHER	0	08/01/2007
P12673	OTHER	0	08/01/2007
R10640	REPAIR/RRF	1,500	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1621	12/31/2007	WD	Q	I		270,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JONES JOHN E & AUDR						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 FSP=[YR=2007] W14 D3 R3 S5 E8 U3 R3 N5 $ S5 L3 D3 W8 N5 L3 U3 W13 S58 E9 FOP=[YR=2007] S6 E7 N3 W2 N3 W5 $ E5 S3 E12 FGR=[YR=2007] S5 E20 N20 W20 S15 $ N15 E20 N46 $.

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	640.00	SF	5.20	5.20	100	2007	2007	3	89	2,962	
2	0476	VF 6 SBPL	0	100	0	0	70.00	LF	32.00	32.00	100	2008	2008	3	76	1,702	

LAND DESCRIPTION

TOTAL OB/XF 4,664

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			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