

LOT 18
IN OR 2535/107
VILLAGES OF WOODBRIDGE #1

KRZYZANOWSKI GEORGE & MARISSA NICOLE
95617 SONOMA DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0180



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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
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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	1,241	100	1,241	109,125
FGR	483	55	266	23,390
FOP	40	30	12	1,055
FOP	240	30	72	6,331
FUS	1,360	100	1,360	119,590

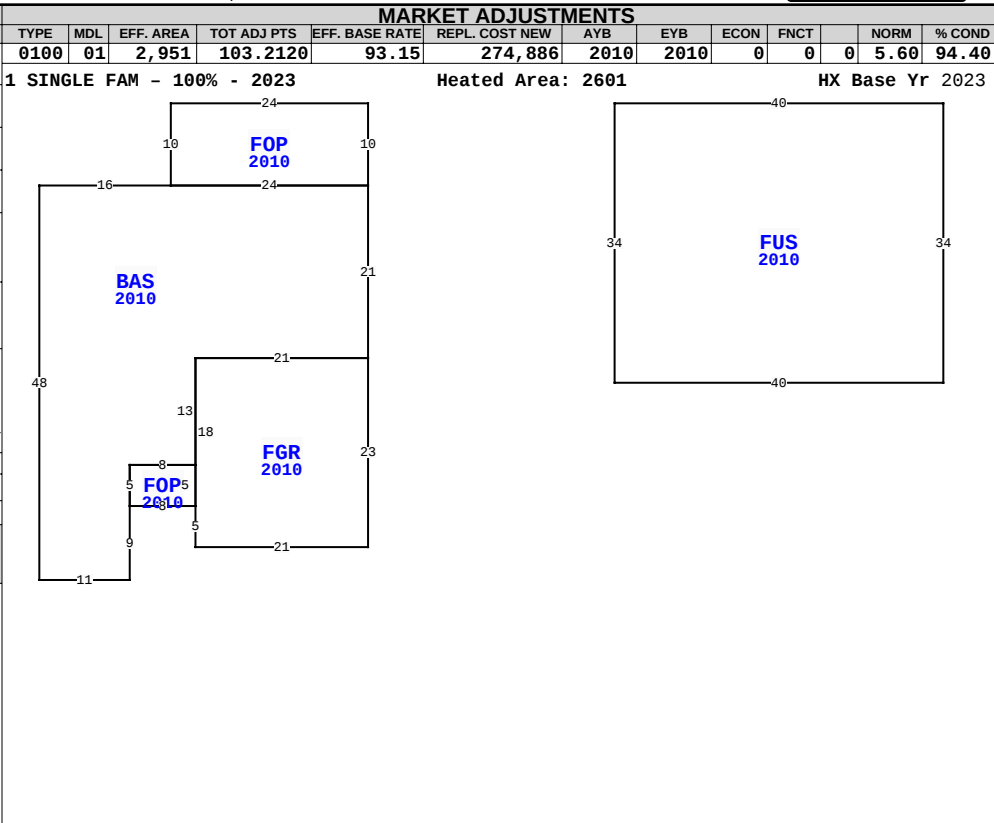
TOTALS	3,364		2,951	259,492
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EXTRA FEATURES

L N	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	573.00	SF	5.20	5.20	100	2010	2010	3	92	2,741	
2	0866	POOL FIBER	0	100	0	0	392.00	SF	72.00	72.00	100	2013	2013	3	65	18,346	
4	0476	VF 6 SBPL	0	100	0	0	176.00	LF	32.00	32.00	100	2013	2013	3	87	4,900	
5	0855	CONC PAVER	1	100	0	0	708.00	SF	10.00	10.00	100	2023	2023		100	7,080	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



95617 SONOMA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	33,067
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										259,492				
TOTAL MARKET OB/XF VALUE										33,067				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										367,559				
SOH/AGL Deduction										0				
ASSESSED VALUE										367,559				
TOTAL EXEMPTION VALUE										HX HB				50,000
BASE TAXABLE VALUE										317,559				
TOTAL JUST VALUE										367,559				
NCON VALUE										7,080				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										320,828				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327577	SWIM POOL	35,000	08/01/2013
C23424	CO ISSUED	0	06/10/2010
M15219	MECH OTHER	0	04/01/2010
E22578	ELEC OTHER	0	04/01/2010
B23424	NEW CONSTR	313,146	03/01/2010
B21730	NEW CONSTR	271,590	07/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2535/0107	2/01/2022	WD	Q	I	01	500,000	
GRANTOR: COOK KEITH M & SHANNO							
GRANTEE: KRZYZANOWSKI GEORGE							
1962/1005	1/30/2015	WD	Q	I	01	268,000	
GRANTOR: GREEN EMILY F & RALEI							
GRANTEE: COOK KEITH M & SHAN							

BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=2010] W24 S10 BAS=[YR=2010] W16 S48 E11 N9
FOP=[YR=2010] E08 FGR=[YR=2010] S5 E21 N23 W21 S18 \$ N5 W8
S5 \$ N5 E8 N13 E21 N21 W24 \$ E24 N10 \$ PTR= E30 FUS=[YR=2010]
E40 S34 W40 N34 \$W30\$.