

LOT 22  
IN OR 1581/1335  
VILLAGES OF WOODBRIDGE #1

CRANE MARTIN S & MARIA A  
95618 SONOMA DRIVE  
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0220



| 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            | 11  | CLAY TILE 50   |
| Interior Floo            | 14  | CARPET 50      |
| 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.  | 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       | 1,417            | 100         | 1,417        | 123,097              |
| FGR       | 460              | 55          | 253          | 21,979               |
| FOP       | 110              | 30          | 33           | 2,867                |
| FOP       | 135              | 30          | 40           | 3,474                |
| FUS       | 1,597            | 100         | 1,597        | 138,734              |
| TOTALS    | 3,719            |             | 3,340        | 290,150              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 533.00 | SF | 5.20  | 5.20           |       |
| 2              | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 120.00 | LF | 32.00 | 32.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |        |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                                         | 01  | 3,340     | 103.5000    | 93.41          | 311,989        | 2008 | 2008 | 0    | 0    | 7.00 | 93.00  |
| 1 SINGLE FAM - 100% - 2009 Heated Area: 3014 HX Base Yr 2009 |     |           |             |                |                |      |      |      |      |      |        |
|                                                              |     |           |             |                |                |      |      |      |      |      |        |

|                                   |                     |    |           |            |     |
|-----------------------------------|---------------------|----|-----------|------------|-----|
| 95618 SONOMA DR, FERNANDINA BEACH | BLD DATE 07/09/2008 | RK | LGL DATE  | 05/18/2023 | MLU |
|                                   | XF DATE             |    | LAND DATE |            |     |
|                                   | INC DATE            |    | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 290,150     |        |
| TOTAL MARKET OB/XF VALUE  |  | 5,489       |        |
| TOTAL LAND VALUE - MARKET |  | 75,000      |        |
| TOTAL MARKET VALUE        |  | 370,639     |        |
| SOH/AGL Deduction         |  | 155,369     |        |
| ASSESSED VALUE            |  | 215,270     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 165,270     |        |
| TOTAL JUST VALUE          |  | 370,639     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 335,248     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M13705     | MECH OTHER  | 0       | 03/01/2008 |
| P13087     | OTHER       | 0       | 03/01/2008 |
| C21132     | CO ISSUED   | 0       | 02/01/2008 |
| R11060     | REPAIR/RRF  | 1,500   | 02/01/2008 |
| B21132     | NEW CONSTR  | 250,990 | 02/01/2008 |

| SALES DATA                     |            |           |     |     |                    |
|--------------------------------|------------|-----------|-----|-----|--------------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD             |
| 1581/1335                      | 8/18/2008  | WD        | Q   | I   |                    |
| GRANTOR: RICHMOND AMERICAN HOM |            |           |     |     | SALE PRICE 222,800 |
| GRANTEE: CRANE MARTIN S & MA   |            |           |     |     |                    |
| 1361/0587                      | 10/24/2005 | WD        | U   | V   | 19                 |
| GRANTOR: WOODBRIDGE NASSAU JOI |            |           |     |     | 5,610,000          |
| GRANTEE: RICHMOND AMERICAN H   |            |           |     |     |                    |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2008] W8 FOP=[YR=2008] N10 W11 S10 E11 \$ W31 S32<br>FGR=[YR=2008] S23 E20 N7FOP=[YR=2008] E19 N6 W12 N3 W7 S9 \$<br>N16 W20 \$ E20 S7 E7 S3 E12 N42\$ PTR=E30 FUS=[YR=2008] E39<br>S43 W11 N10 W8 S10 W20 N43 \$ W30 \$ . |  |  |  |  |  |  |  |  |  |  |  |