LOT 28
IN OR 2035/951
VILLAGES OF WOODBRIDGE #1

BURGIN KENNETH JR & ABBY J
95580 SONOMA DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0280

BUILDING CHARACTERISTICS

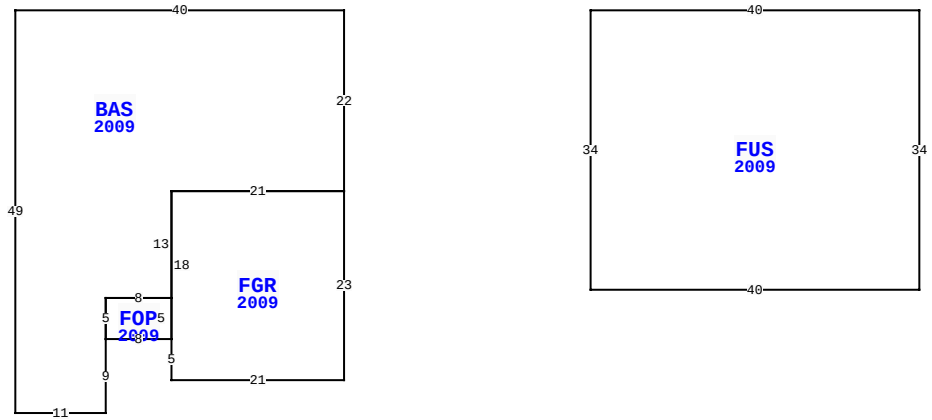
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,281	100	1,281	110,964
FGR	483	55	266	23,042
FOP	40	30	12	1,040
FUS	1,360	100	1,360	117,808
TOTALS	3,164		2,919	252,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,919	102.2720	92.30	269,424	2009	2009	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2017 Heated Area: 2641 HX Base Yr 2017



95580 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		252,854
TOTAL MARKET OB/XF VALUE		3,256
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		331,110
SOH/AGL Deduction		112,623
ASSESSED VALUE		218,487
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,487
TOTAL JUST VALUE		331,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707420	REPAIR/RRF	9,000	11/01/2017
C22852	CO ISSUED	0	12/10/2009
E22124	ELEC OTHER	2,100	09/01/2009
M14854	MECH OTHER	0	09/01/2009
P13934	OTHER	0	09/01/2009
R12079	REPAIR/RRF	1,300	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/0951	3/16/2016	WD	Q	I	01	219,900
GRANTOR: KAISER STEPHEN M & MA						
GRANTEE: BURGIN KENNETH JR &						
1653/1541	12/15/2009	WD	Q	I	01	208,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KAISER STEPHEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W40 S49 E11 N9 FOP=[YR=2009] E8 FGR=[YR=2009] S5 E21 N23 W21 S18 $ N5 W8 S5 $ N5 E8 N13 E21 N22 $ PTR=E30 FUS=[YR=2009] E40 S34 W40 N34 $ 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	688.00	SF	5.20	5.20	100	2009	2009	3	91	3,256	

LAND DESCRIPTION

TOTAL OB/XF 3,256

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 01/23/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS