

LOT 30
IN OR 2120/197
VILLAGES OF WOODBRIDGE #1

BART MICHAEL &/DANA BETH
12308 PUEBLO RD
GAITHERSBURG, MD 20878

2023

40-2N-28-225V-0001-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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
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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	1,778	100	1,778	170,864
FGR	441	55	243	23,352
FOP	67	30	20	1,922
FSP	120	40	48	4,612
USP	120	30	36	3,460

TOTALS	2,526	2,125	204,211
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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
1	0811	CONCRETE B	0	0	0	699.00	SF	5.20	5.20	100	2010
2	0476	VF 6 SBPL	0	0	0	165.00	LF	32.00	32.00	100	2012
3	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT	1.00

REVIEW DATE	02/16/2018	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,125	112.7980	101.80	216,325	2010	2010	0	0	5.60	94.40
1 SINGLE FAM - 0% - 0											
Heated Area: 1778											
HX Base Yr											

95566 SONOMA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
8,087											

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8,087											

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	204,211		
TOTAL MARKET OB/XF VALUE	8,087		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	287,298		
SOH/AGL Deduction	42,826		
ASSESSED VALUE	244,472		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	244,472		
TOTAL JUST VALUE	287,298		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	257,484		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23984	CO ISSUED	0	12/14/2010
E23014	NEW CONSTR	0	10/01/2010
M15706	H/AC	0	10/01/2010
B23984	NEW CONSTR	277,762	10/01/2010
P14468	NEW CONSTR	0	10/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2120/0197	5/08/2017	WD Q	I	I	01
GRANTOR: CLABBY JOSHUA & MEGHA					
GRANTEE: BART MICHAEL & BETH					
1741/0894	6/02/2011	WD Q	I	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: CLABBY JOSHUA & MEG					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2010] W16 S5 FSP=[YR=2015] W12 USP=[YR=2015] W12 S10 E12 N10 \$ S10 E12 N10 \$S10 W24 S54 E14 FOP=[YR=2010] E7 N6 FGR=[YR=2010] E19 N21 W21 S21 E2 \$ W2 N5 W5 S11 \$ N11 E5 N16 E21 N42 \$.					