

LOT 32
IN OR 2191/1743
VILLAGES OF WOODBRIDGE #1

DUDA AARON J/PLAM KEN K
3627 N ECHO TRAIL
PLANO, TX 75023

2023

40-2N-28-225V-0001-0320



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	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

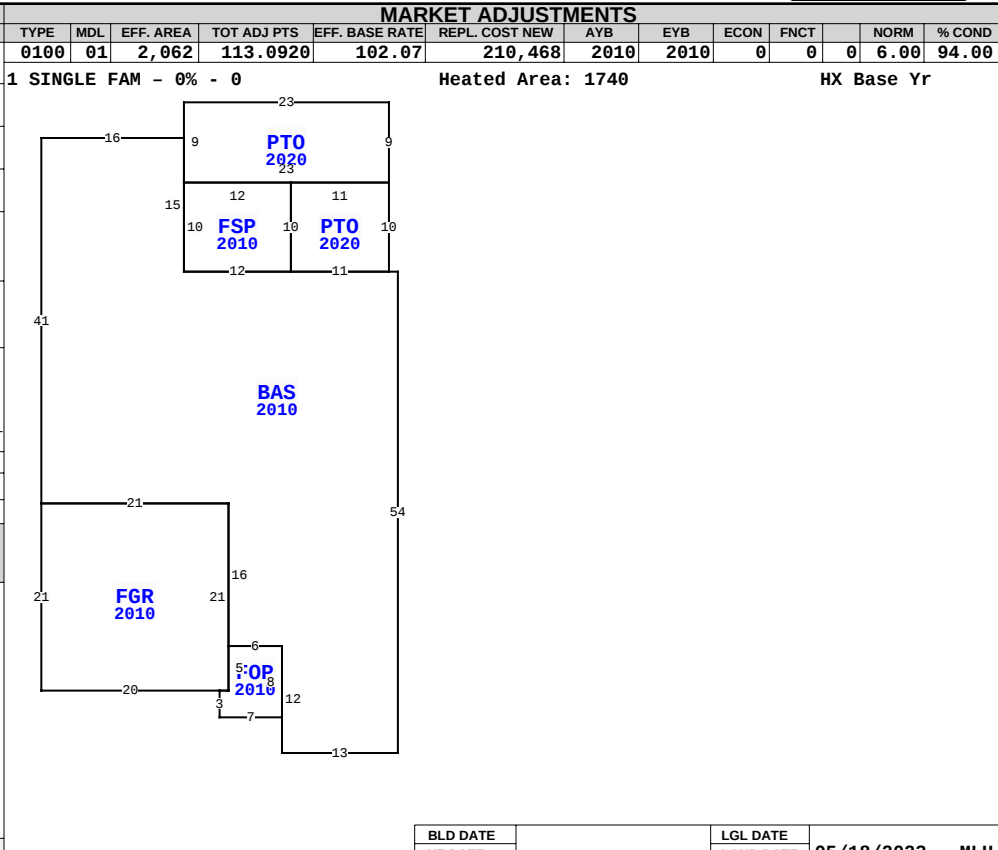
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4068.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	166,946
FGR	441	55	243	23,315
FOP	51	30	15	1,439
FSP	120	40	48	4,605
PTO	110	5	6	575
PTO	207	5	10	960

TOTALS	2,669		2,062	197,840
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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
1	0811	CONCRETE B	0	0	0	667.00	SF	5.20	5.20	100	2010	2010	3
2	0479	VF PICKET	0	0	0	54.00	LF	10.00	10.00	100	2011	2011	3
3	0476	VF 6 SBPL	0	0	0	134.00	LF	32.00	32.00	100	2011	2011	3
4	0911	SCRN RM A	0	0	11	110.00	SF	17.50	17.50	100	2020	2020	3

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
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00



95554 SONOMA DR, FERNANDINA BEACH				XF DATE				LAND DATE		05/18/2023		MLU	
				INC DATE				AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
667.00	SF	5.20	5.20	100	2010	2010	3	92	3,191				
54.00	LF	10.00	10.00	100	2011	2011	3	83	448				
134.00	LF	32.00	32.00	100	2011	2011	3	83	3,559				
110.00	SF	17.50	17.50	100	2020	2020	3	93	1,790				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		197,840	
TOTAL MARKET OB/XF VALUE		8,988	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		281,828	
SOH/AGL Deduction		42,547	
ASSESSED VALUE		239,281	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		239,281	
TOTAL JUST VALUE		281,828	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000631	SCRN ENCLSR	2,777	01/22/2020
C23600	CO ISSUED	0	08/01/2010
E22716	ELEC OTHER	0	06/01/2010
M15429	H/AC	0	06/01/2010
P14306	NEW CONSTR	0	06/01/2010
B23600	NEW CONSTR	192,567	05/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2191/1743	4/20/2018	WD Q	Q	I	01
GRANTOR: WORTHAM LOUIS J & MAR					
GRANTEE: DUDA AARON J & YEN					
1748/1183	7/19/2011	WD Q	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: WORTHAM LOUIS J & M					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2010] W1 PTO=[YR=2020] N10 PTO=[YR=2020] N9 W23 S9 E23\$ W11S10 E11\$ W11 FSP=[YR=2010] N10 W12 S10 E12 \$ W12 N15 W16 S41 FGR=[YR=2010] S21 E20 FOP=[YR=2010] S3 E7 N8 W6 S5 W1 \$ E1 N21 W21 \$ E21 S16 E6 S12 E13 N54 \$.													