LOT 33
VILLAGES OF WOODBRIDGE #1
PB 7/229

VORRASI CATHERINE M
95550 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0330

BUILDING CHARACTERISTICS

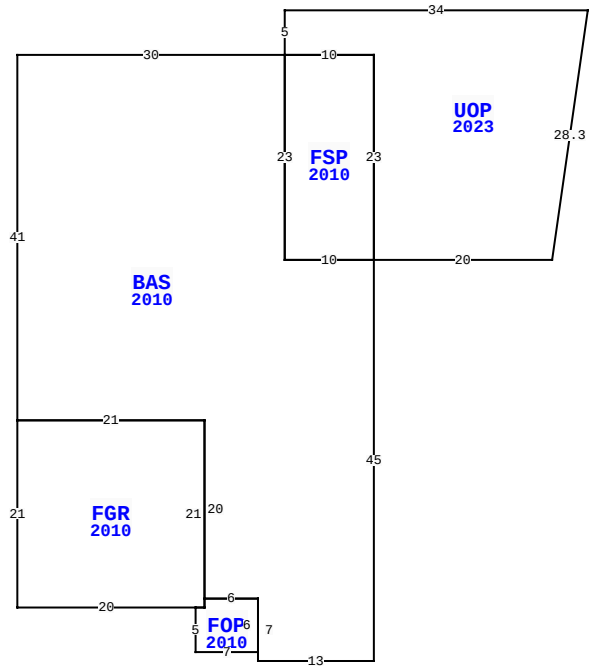
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,881	100	1,881	182,805
FGR	441	55	243	23,616
FOP	41	30	12	1,166
FSP	230	40	92	8,941
UOP	666	20	133	12,925
TOTALS	3,259		2,361	229,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,361	114.0720	102.95	243,065	2010	2010	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2023 Heated Area: 1881 HX Base Yr 2023



95550 SONOMA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

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	0810	CONCRETE A	0	100	0	0	667.00	SF	6.50	6.50	100	2010	2010	3	92	3,989	
2	0476	VF 6 SBPL	0	100	0	0	41.00	LF	32.00	32.00	100	2011	2011	3	83	1,089	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	
4	0479	VF PICKET	0	100	0	0	83.00	LF	10.00	10.00	100	2011	2011	3	83	689	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,453
TOTAL MARKET OB/XF VALUE		6,016
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		310,469
SOH/AGL Deduction		0
ASSESSED VALUE		310,469
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,469
TOTAL JUST VALUE		310,469
NCON VALUE		12,925
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105974	WINDOW	3,000	05/11/2021
C23581	CO ISSUED	0	08/01/2010
E22717	ELEC OTHER	0	06/01/2010
M15423	H/AC	0	06/01/2010
P14305	OTHER	0	06/01/2010
B23581	NEW CONSTR	207,136	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0415	10/12/2022	WD	Q	I	01	430,000
GRANTOR: NEIGHBORS RICHARD T &						
GRANTEE: VORRASI CATHERINE M						
2489/1079	8/20/2021	WD	Q	I	01	340,000
GRANTOR: STEFAN LINDA J						
GRANTEE: NEIGHBORS RICHARD T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=-10,0] W30 S41 E21 S20 E6 S7 E13 N45 W10 N23 $
FGR=[YR=2010;ORIG=-40,41] S21 E20 E1 N21 W21 $
FSP=[YR=2010;ORIG=0,0] W10 S23 E10 N23 $
FOP=[YR=2010;ORIG=-20,62] S5 E7 N6 W6 S1 W1 $
UOP=[YR=2023;ORIG=-10,0] E10 S23 E20 U28R4 W34 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,016

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	000134	C	SFR POND	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 05/18/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS