LOT 35
IN OR 2070/1453
VILLAGES OF WOODBRIDGE #1

BOBINGER MEGAN E & CLAYTON E
96328 GRANITE TRL
YULEE, FL 32097

2023

40-2N-28-225V-0001-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

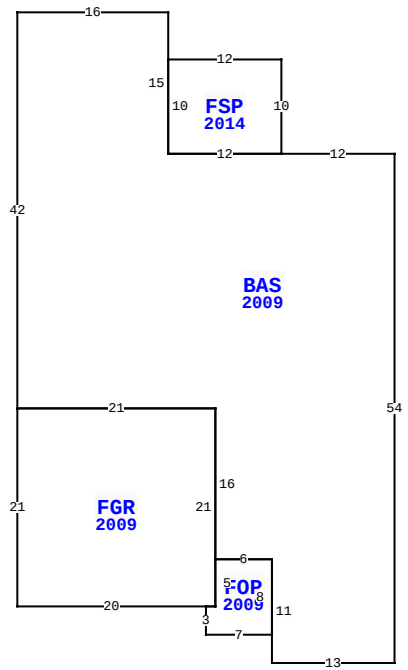
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	1,767	169,356
FGR	441	55	243	23,290
FOP	51	30	15	1,438
FSP	120	40	48	4,600
TOTALS	2,379		2,073	198,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	113.0920	102.07	211,591	2009	2009	0	0	0	6.10	93.90

1 SINGLE FAM – 0% - 2023 Heated Area: 1767 HX Base Yr



95540 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 — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,684
TOTAL MARKET OB/XF VALUE	7,944
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	281,628
SOH/AGL Deduction	0
ASSESSED VALUE	281,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,628
TOTAL JUST VALUE	281,628
NCON VALUE	206,628
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22926	CO ISSUED	0	01/08/2010
M14906	H/AC	0	11/01/2009
E0922198	ELEC OTHER	1,800	10/01/2009
P0913989	OTHER	0	10/01/2009
B0922926	NEW CONSTR	173,790	10/01/2009
R0912125	REPAIR/RRF	1,200	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/1453	9/08/2016	WD	Q	I	01	195,000
GRANTOR: ALICEA DAVID LLORENS						
GRANTEE: BOBINGER MEGAN E &						
1661/0230	2/01/2010	WD	Q	I	01	173,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ALICEA DAVID LLOREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 FSP=[YR=2014] N10 W12 S10 E12 $ W12 N15 W16 S42 FGR=[YR=2009] S21 E20 FOP=[YR=2009] S3 E7 N8 W6 S5 W1 $ E1 N21 W21 $ E21 S16 E6 S11 E13 N54 $.

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	0	0	0	690.00	SF	5.20	5.20	100	2009	2009	3	91	3,265	
2	0855	CONC PAVER	0	0	0	0	179.00	SF	7.00	7.00	100	2011	2011	3	93	1,165	
3	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2016	2016	3	92	1,766	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
5	0479	VF PICKET	0	0	0	0	160.00	LF	10.00	10.00	100	2016	2016	3	92	1,472	

LAND DESCRIPTION

TOTAL OB/XF 7,944

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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/16/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS