

LOT 37  
IN OR 1650/1918  
VILLAGES OF WOODBRIDGE #1

ANTHONY MICHAEL A & KRISTEN L  
95528 SONOMA DRIVE  
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0370



| 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            | 14 | CARPET 60      |
| Interior Floo            | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 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    |

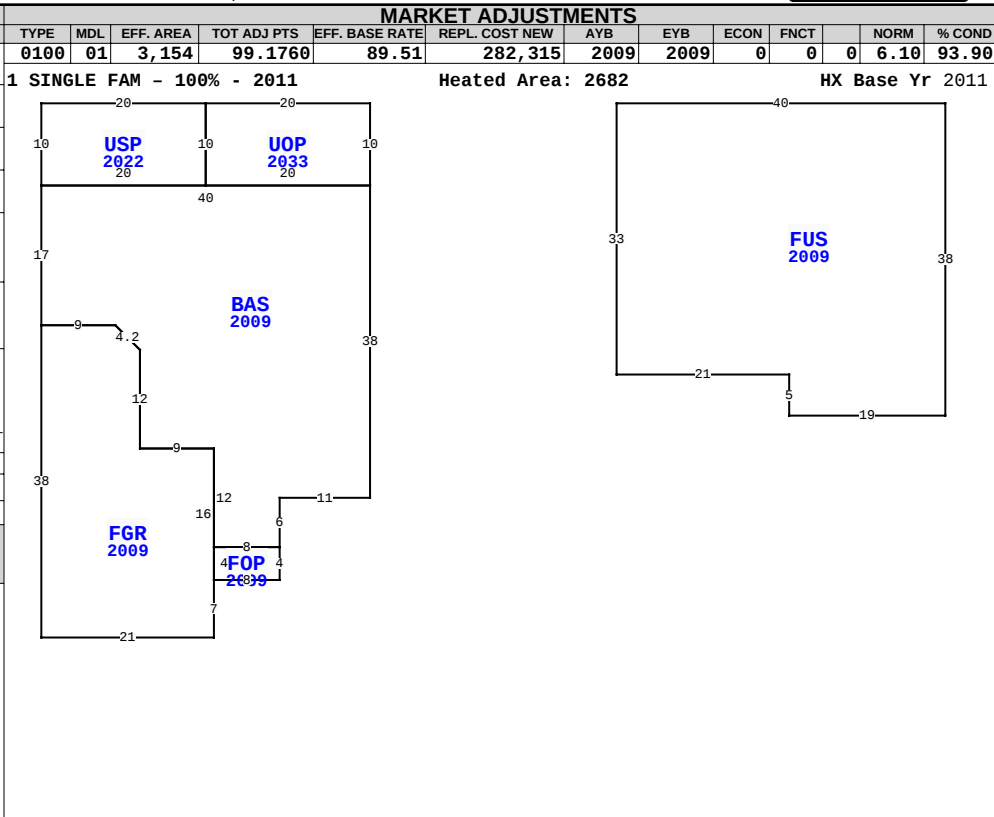
|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4068.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,267            | 100         | 1,267        | 106,491              |
| FGR       | 659              | 55          | 362          | 30,426               |
| FOP       | 32               | 30          | 10           | 840                  |
| FUS       | 1,415            | 100         | 1,415        | 118,931              |
| UOP       | 200              | 20          | 40           | 3,362                |
| USP       | 200              | 30          | 60           | 5,043                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,773 |  | 3,154 | 265,094 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |        |
|----------------|------------|-------------|-----|-----|---|---|--------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R  |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 595.00 | SF | 5.20   |
| 2              | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 127.00 | LF | 32.00  |
| 3              | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 1.00   | UT | 300.00 |



|                                   |                     |    |           |            |
|-----------------------------------|---------------------|----|-----------|------------|
| 95528 SONOMA DR, FERNANDINA BEACH | BLD DATE 02/05/2015 | KK | LGL DATE  |            |
|                                   | XF DATE             |    | LAND DATE | 05/18/2023 |
|                                   | INC DATE            |    | AG DATE   | MLU        |

| L N | 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 | 595.00 | SF | 5.20   | 5.20           | 100       | 2009    | 2009        | 3 | 91     | 2,816           |       |
| 2   | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 127.00 | LF | 32.00  | 32.00          | 100       | 2011    | 2011        | 3 | 83     | 3,373           |       |
| 3   | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2011    | 2011        | 3 | 83     | 249             |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| 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 | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| 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     |                             |      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1     |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD        |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4    |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 265,094         |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 75,000          |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 346,532         |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 140,245         |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 206,287         |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB VX 55,000 |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 151,287         |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 346,532         |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 10,010          |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 305,250         |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 22016326   | ADDITION    | 13,296 | 10/31/2022 |
| M2004205   | H/AC        | 5,000  | 06/01/2020 |
| B25312     | R/R         | 3,620  | 11/01/2011 |
| E21995     | ELEC OTHER  | 2,200  | 08/01/2009 |
| M14756     | MECH OTHER  | 0      | 08/01/2009 |
| P13866     | OTHER       | 0      | 08/01/2009 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1650/1918                      | 11/12/2009 | WD           | Q      | I      | 01        | 202,700       |  |
| GRANTOR: RICHMOND AMERICAN HOM |            |              |        |        |           |               |  |
| GRANTEE: ANTHONY MICHAEL A &   |            |              |        |        |           |               |  |
| 1361/0587                      | 10/24/2005 | WD           | U      | V      | 19        | 5,610,000     |  |
| GRANTOR: WOODBRIDGE NASSAU JOI |            |              |        |        |           |               |  |
| GRANTEE: RICHMOND AMERICAN H   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UOP=[YR=2033] W20 USP=[YR=2022] W20 S10 BAS=[YR=2009] S17 FGR=[YR=2009] S38 E21 N7 FOP=[YR=2009] E8 N4 W8 S4 \$ N16 W9 N12 U3 L3 W9 \$ E9 D3 R3 S12 E9 S12 E8 N6 E11N38 W40 \$ E20 N10\$ S10 E20 N10\$PTR=E30 FUS=[YR=2009] E40 S38 W19 N5 W21 N33 \$ W30 \$ . |  |  |  |  |  |  |  |  |  |