

LOT 40
IN OR 2103/88
VILLAGES OF WOODBRIDGE #1

SUTTON WILLIAM & BARBARA LIVING TRUST/SUTTON WILLI
95512 SONOMA DR
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0400



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	2,328	100	2,328	206,155
FGR	440	55	242	21,430
FOP	50	30	15	1,328
FSP	99	40	40	3,542
TOTALS	2,917		2,625	232,455

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	658.00	SF	5.20	5.20	
2	0479	VF PICKET	0	0	0	0	120.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,625	105.5040	95.22	249,952	2008	2008	0	0	7.00	93.00
1 SINGLE FAM - 0% - 0 Heated Area: 2328 HX Base Yr											
95512 SONOMA DR, FERNANDINA BEACH											
BLD DATE	08/12/2008	RK	LGL DATE	05/18/2023	MLU						
XF DATE	08/12/2008	RK	LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
4,015											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,455	
TOTAL MARKET OB/XF VALUE		4,015	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		311,470	
SOH/AGL Deduction		42,683	
ASSESSED VALUE		268,787	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		268,787	
TOTAL JUST VALUE		311,470	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13605	MECH OTHER	0	02/01/2008
C20486	CO ISSUED	0	09/01/2007
B20486	NEW CONSTR	256,165	09/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2103/0088	2/22/2017	WD Q	I	I	01
GRANTOR: NEMETZ JAMES M & RITA					
GRANTEE: SUTTON WILLIAM & BA					
1930/1612	8/01/2014	WD Q	I	I	01
GRANTOR: FORTIER RALPH J & SHI					
GRANTEE: NEMETZ JAMES M & RI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W13 FSP=[YR=2008] W14 S6 D3 R3 E8 N6 R3 U3 \$ D3 L3 S6 W8 U3 L3 N6 W19 S43 FGR=[YR=2008] S22 E20 N22 W20 \$ E20 S19 E9 FOP=[YR=2008] S4 E8 N7 W6 S3 W2\$ E2 N3 E15 N59 \$.											