LOT 41
IN OR 1642/116
VILLAGES OF WOODBRIDGE #1

GEIGER WENDY G
95508 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0001-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

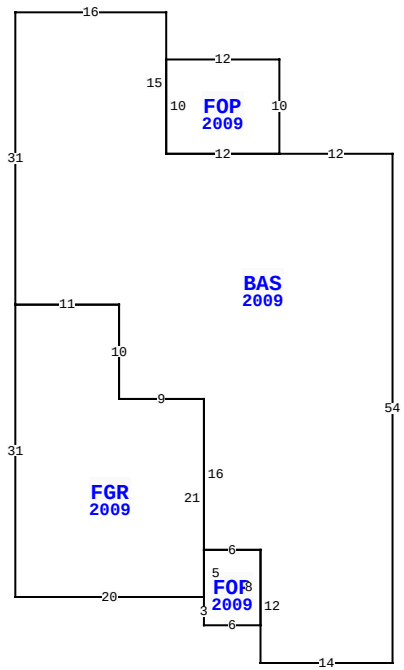
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,658	100	1,658	150,221
FGR	530	55	292	26,456
FOP	48	30	14	1,269
FOP	120	30	36	3,262
TOTALS	2,356		2,000	181,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,000	106.9180	96.49	192,980	2009	2009	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2010 Heated Area: 1658 HX Base Yr 2010



95508 SONOMA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,208
TOTAL MARKET OB/XF VALUE		4,466
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		260,674
SOH/AGL Deduction		102,988
ASSESSED VALUE		157,686
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,686
TOTAL JUST VALUE		260,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M173132	H/AC	0	05/01/2017
C22576	CO ISSUED	0	09/09/2009
E21900	ELEC OTHER	1,800	07/01/2009
M14659	MECH OTHER	0	07/01/2009
B22576	NEW CONSTR	162,583	06/01/2009
R11927	REPAIR/RRF	1,500	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1642/0116	9/29/2009	WD	Q	I	01	162,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GEIGER WENDY G						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 FOP=[YR=2009] N10 W12 S10 E12 $ W12 N15 W16 S31 FGR=[YR=2009] S31 E20 FOP=[YR=2009] S3 E6 N8 W6 S5 $ N21 W9 N10 W11$ E11 S10 E9 S16 E6 S12 E14 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	100	0	0	686.00	SF	5.20	5.20	100	2009	2009	3	91	3,246	
2	0479	VF PICKET	0	100	0	0	147.00	LF	10.00	10.00	100	2011	2011	3	83	1,220	

LAND DESCRIPTION

TOTAL OB/XF 4,466

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	000100	C	SFR	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 06/07/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS