



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		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	1,860	100	1,860	170,278
FGR	400	55	220	20,140
FOP	21	30	6	549
FSP	100	40	40	3,662

TOTALS	2,381		2,126	194,629
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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	652.00	SF	5.20	5.20	

1 SINGLE FAM - 0% - 2023

Heated Area: 1860

HX Base Yr

BLD DATE

XF DATE

INC DATE

12/31/2007

RK

LGL DATE

LAND DATE

AG DATE

05/18/2023

MLU

95488 SONOMA DR, FERNANDINA BEACH

LAND DESCRIPTION										TOTAL OB/XF										3,017	
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	LA VA				
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					
REVIEW DATE		02/16/2018		BY	KW		Total Acres: 0.00		Total Land Value: 75,000				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										194,629				
TOTAL MARKET OB/XF VALUE										3,017				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										272,646				
SOH/AGL Deduction										0				
ASSESSED VALUE										272,646				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										272,646				
TOTAL JUST VALUE										272,646				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										245,825				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20023	CO ISSUED	0	06/01/2007
B20023	NEW CONSTR	266,090	06/01/2007
E19435	ELEC OTHER	1,900	06/01/2007
M13074	MECH OTHER	0	06/01/2007
P12472	OTHER	0	06/01/2007
R10436	REPAIR/RRF	1,500	06/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2628/1544	3/31/2023	WD	Q	I	01	307,000			
GRANTOR: BUERGER CANDICE SUE &									
GRANTEE: GUY JANA REVOCABLE									
2558/1713	4/20/2022	FJ	U	I	11	0			
GRANTOR: BUERGER ROBERTA B EST									
GRANTEE: BUERGER CANDICE SUE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FSP=[YR=2007] N10 W10 S10 E10 \$ W30 S30									
FGR=[YR=2007] S20 E20 N20 W20 \$ E20 S15 E9 FOP=[YR=2007] S3									
E7 N3 W7 \$ E19 N45 \$.									