

LOT 9
IN OR 2185/1654
VILLAGES OF WOODBRIDGE #2

SHIPPEY JESSICA E/SHIPPEY LINDA
95397 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,733	100	1,733	159,882
FGR	457	55	251	23,156
FOP	20	30	6	553
FSP	112	40	45	4,152
TOTALS	2,322		2,035	187,744

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	549.00	SF	5.20	5.20	100	2010	2010	3	92	2,626	
2	0476	VF 6 SBPL	0 100	0	0	130.00	LF	32.00	32.00	100	2018	2018	3	95	3,952	
3	0470	VNVL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

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
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

REVIEW DATE 07/24/2020 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,035	108.2900	97.73	198,881	2010	2010	0	0	5.60	94.40

1 SINGLE FAM - 100% - 2019

Heated Area: 1733

HX Base Yr 2019

FSP
2019

BAS
2010

FGR
2010

FOP
2010

BLD DATE	02/05/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

95397 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/05/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		187,744	
TOTAL MARKET OB/XF VALUE		6,863	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		269,607	
SOH/AGL Deduction		79,654	
ASSESSED VALUE		189,953	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		139,953	
TOTAL JUST VALUE		269,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22876	CO ISSUED	0	11/22/2010
M0914860	H/AC	0	10/01/2009
E22128	ELEC OTHER	1,800	09/01/2009
P13940	OTHER	0	09/01/2009
R12098	REPAIR/RRF	1,300	09/01/2009
B22876	NEW CONSTR	174,950	09/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2185/1654	3/23/2018	WD Q	I	01	
GRANTOR: JONES ROBERT E & ANDR					
GRANTEE: SHIPPEY JESSICA E &					
1737/1489	4/27/2011	WD Q	I	01	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: JONES ROBERT E & AN					

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=2010] W21 FSP=[YR=2019] N8 W14 S8 E14 \$ W14 S61 E8 FOP=[YR=2010] S2 E6 FGR=[YR=2010] S1 E21 N21 W14 N4 W3 S3 W4 S21 \$ N4 W4 S2 W2 \$ E2 N2 E4 N17 E4 N3 E3 S4 E14 N43 \$.															

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