

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	1,097	100	1,097	100,961
FGR	488	55	268	24,665
FOP	50	30	15	1,381
FUS	1,557	100	1,557	143,296
PTO	80	5	4	369

TOTALS	3,272	2,941	270,671
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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	0	0	756.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

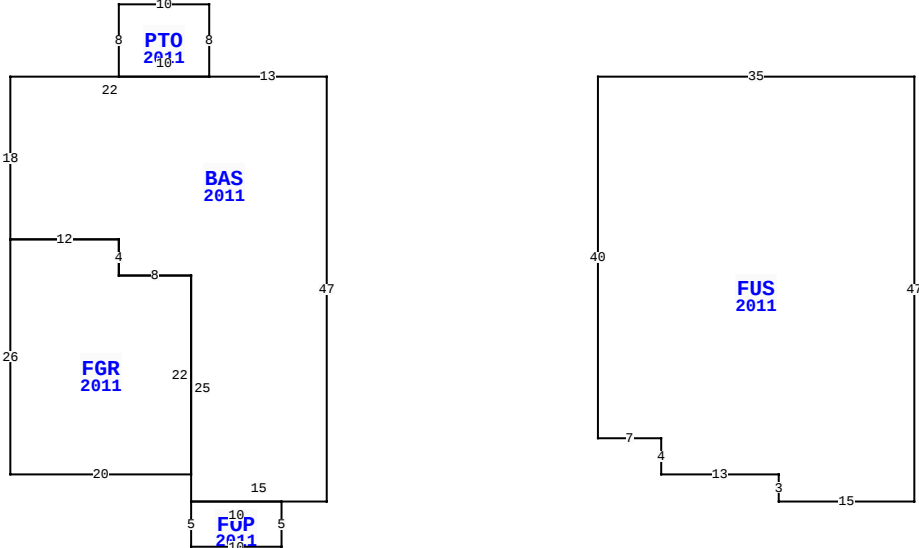
LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,941	107.9120	97.39	286,424	2011	2011	0	0	5.50	94.50

1 SINGLE FAM - 0% - 0

Heated Area: 2654

HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE	95382 SONOMA DR, FERNANDINA BEACH		AG DATE
			MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										270,671	
TOTAL MARKET OB/XF VALUE										5,543	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										351,214	
SOH/AGL Deduction										2,162	
ASSESSED VALUE										349,052	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										349,052	
TOTAL JUST VALUE										351,214	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										317,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23663	CO ISSUED	0	12/09/2011
P14744	NEW CONSTR	0	04/01/2011
E22913	NEW CONSTR	0	09/01/2010
E22739	ELEC OTHER	0	06/01/2010
M15445	H/AC	0	06/01/2010
B23663	NEW CONSTR	266,950	06/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2447/0163	3/05/2021	WD	Q	I	01	300,000
GRANTOR: DEPAZ MARIE-JAQUELINE						
GRANTEE: PRICE ANYA & DUSTY						
1785/1105	3/19/2012	WD	Q	I	02	195,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DEPAZ MARIE-JAQUELI						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2011] W13 PTO=[YR=2011] N8 W10 S8 E10 \$ W22 S18											
FGR=[YR=2011] S26 E20 N22 W8 N4 W12 \$ E12 S4 E8 S25											
FOP=[YR=2011] S5 E10 N5 W10 \$ E15N47 \$ PTR= E30											
FUS=[YR=2011] E35 S47 W15 N3 W13 N4 W7 N40 \$ W30 \$.											