

LOT 24
IN OR 1537/449
VILLAGES OF WOODBRIDGE #2

RYALS JUSTIN & JENNIFER
95386 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0240



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	30	VINYL 80	0100	01	2,321	107.6040	97.11	225,392	2007	2007	0	0	7.10	92.90	VALUATION BY STANDARD																							
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2008												Heated Area: 2021												HX Base Yr 2008											
Roof Structur	03	GABLE/HIP 100													VALUATION SUMMARY																							
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												209,389											
Interior Floo	14	CARPET 60													TOTAL MARKET OB/XF VALUE												4,289											
Interior Floo	11	CLAY TILE 40													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												288,678											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												121,372											
Bedrooms	4	100													ASSESSED VALUE												167,306											
Bathrooms	2	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												117,306											
Stories	1.5	1.5 100	TOTAL JUST VALUE												288,678																							
Units	0	100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 260,105																							
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	1,839	100	1,839	165,905																																		
FGR	457	55	251	22,644																																		
FOP	42	30	13	1,172																																		
FSP	91	40	36	3,248																																		
FUS	182	100	182	16,419																																		
TOTALS 2,611 2,321 209,389																																						
EXTRA FEATURES					95386 SONOMA DR, FERNANDINA BEACH																																	
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	664.00	SF	5.20	5.20	100	2007	2007	3	89	3,073																						
2	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2008	2008	3	76	1,216																						
TOTAL OB/XF 4,289																																						
LAND DESCRIPTION																																						
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	LAND VALUE																					
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																					
REVIEW DATE 02/16/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/0449	11/26/2007	WD Q	I			196,000

GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: RYALS JUSTIN & JENN

1361/0587	10/24/2005	WD U	V	19		5,610,000
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GRANTOR: WOODBRIDGE NASSAU JOI
GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W13 BAS=[YR=2007] N3 W26 S44 FGR=[YR=2007] S22 E20 N5 E1 FOP=[YR=2007] E7 N1 W2 N7 W5 S8 \$ N17 W21 \$ E21 S9 E5 S7 E13 N50 W13 N7 \$ S7 E13 N7 \$ PTR=E30 FUS=[YR=2007] E13 S9 D5 L5 W4 S3 W4 N17 \$ W30 \$.