LOT 3
IN OR 1649/1777 & OR 1943/1530
VILLAGES OF WOODBRIDGE #1

CROW THERESA K
95471 SONOMA DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

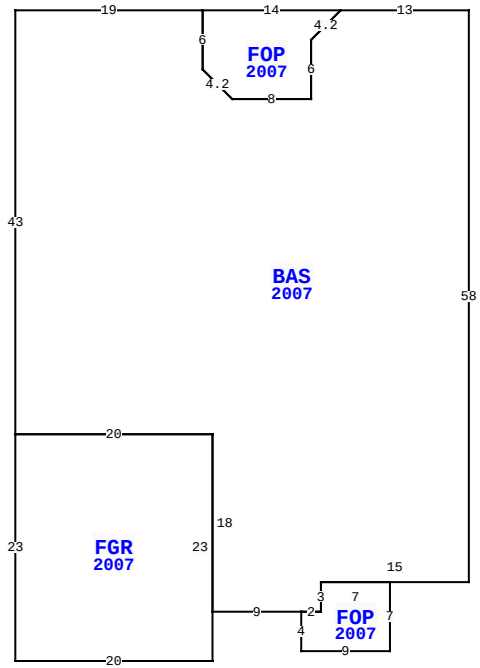
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,302	100	2,302	233,492
FGR	460	55	253	25,662
FOP	57	30	17	1,724
FOP	99	30	30	3,043
TOTALS	2,918		2,602	263,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,602	116.0544	110.25	286,870	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2010 Heated Area: 2302 HX Base Yr 2010



95471 SONOMA DR, FERNANDINA BEACH

BLD DATE	10/11/2007 RK	LGL DATE	
XF DATE	10/11/2007 RK	LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,920
TOTAL MARKET OB/XF VALUE		7,726
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		346,646
SOH/AGL Deduction		199,528
ASSESSED VALUE		147,118
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,118
TOTAL JUST VALUE		346,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20026	CO ISSUED	0	06/01/2007
B20026	NEW CONSTR	301,265	06/01/2007
E19505	ELEC OTHER	1,900	06/01/2007
M13075	MECH OTHER	0	06/01/2007
P12483	OTHER	0	06/01/2007
R10439	REPAIR/RRF	1,500	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1530	10/17/2014	WD	U	I	11	100
GRANTOR: CROW JOHN F						
GRANTEE: CROW THERESA K						
1649/1777	11/20/2009	WD	Q	I	01	200,000
GRANTOR: TAYLOR JERRY T & HOLL						
GRANTEE: CROW JOHN F & THERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 FOP=[YR=2007] W14 S6 D3 R3 E8 N6 U3 R3 $ D3 L3 S6 W8 U3 L3 N6 W19 S43 FGR=[YR=2007] S23 E20 N23 W20 $ E20 S18 E9 FOP=[YR=2007] S4 E9 N7 W7 S3 W2 $ E2 N3 E15 N58 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	2007	2007	3	88	2,883	
3	0476	VF 6 SBPL	0	100	0	0	70.00	LF	32.00	32.00	100	2008	2008	3	74	1,658	

LAND DESCRIPTION

TOTAL OB/XF 7,726

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS