



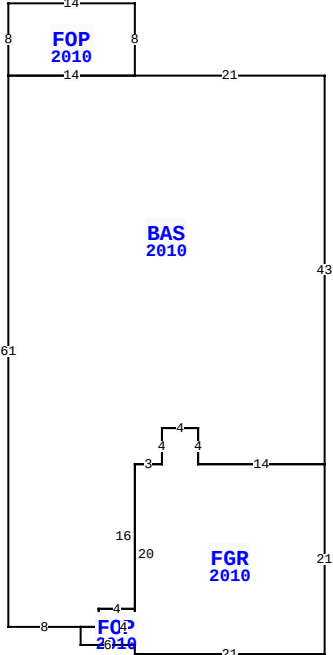
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,733	100	1,733	186,308
FGR	457	55	251	26,984
FOP	20	30	6	645
FOP	112	30	34	3,656
TOTALS	2,322		2,024	217,593

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	610.00	SF	5.20	5.20	100	2010	2010	3	91	2,887	
2	0476	VF 6 SBPL	0 100	0	0	157.00	LF	32.00	32.00	100	2011	2011	3	81	4,069	
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	81	243	

LAND DESCRIPTION			TOTAL OB/XF 7,199													
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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,024	120.5204	114.49	231,728	2010	2010	0	0	6.10	93.90
1 SINGLE FAM - 100% - 2019 Heated Area: 1733 HX Base Yr 2019											
											
95529 SONOMA DR, FERNANDINA BEACH											
BLD DATE	02/05/2015					KK	LGL DATE				
XF DATE							LAND DATE	05/18/2023			
INC DATE							AG DATE	MLU			

EXTRA FEATURES																
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	610.00	SF	5.20	5.20	100	2010	2010	3	91	2,887	
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1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		217,593	
TOTAL MARKET OB/XF VALUE		7,199	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		299,792	
SOH/AGL Deduction		103,341	
ASSESSED VALUE		196,451	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		146,451	
TOTAL JUST VALUE		299,792	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22874	CO ISSUED	0	04/07/2010
M0914861	H/AC	0	10/01/2009
E22126	ELEC OTHER	1,900	09/01/2009
P13941	OTHER	0	09/01/2009
R12096	REPAIR/RRF	1,400	09/01/2009
B22874	NEW CONSTR	182,886	09/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2704/1346	4/05/2024	WD U	I	I	37
GRANTOR: REAL ORLANDO C					
GRANTEE: PURCHASING FUND 202					
2210/1921	7/17/2018	WD Q	I	I	01
GRANTOR: SABIA MICHAEL F					
GRANTEE: REAL ORLANDO C & WI					

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2010] W21 FOP=[YR=2010] N8 W14 S8 E14 \$ W14 S61 E8 FOP=[YR=2010] S2 E6 FGR=[YR=2010] S1 E21 N21 W14 N4 W4 S4 W3 S20 \$ N4 W4 S2 W2 \$ E2 N2 E4 N16 E3 N4 E4 S4 E14 N43 \$.																