

LOT 9
VILLAGES OF WOODBRIDGE #1
PB 7/229

LAND KRISTINE A
95535 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0001-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 80
Exterior Wall	16 WD FR STUC 20
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	1,808	100	1,808	192,113
FGR	420	55	231	24,545
FOP	48	30	14	1,487
FOP	130	30	39	4,144
TOTALS	2,406		2,092	222,290

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	122.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,092	119.1190	113.16	236,731	2010	2010	0	0	6.10	93.90
1 SINGLE FAM - 100% - 2012 Heated Area: 1808 HX Base Yr 2012											
95535 SONOMA DR, FERNANDINA BEACH											

BLD DATE	02/05/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/18/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF									
6,547									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					222,290				
TOTAL MARKET OB/XF VALUE					6,547				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					303,837				
SOH/AGL Deduction					139,833				
ASSESSED VALUE					164,004				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					114,004				
TOTAL JUST VALUE					303,837				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					274,668				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000641	REPAIR/RRF	19,000	01/11/2022
C23345	CO ISSUED	0	05/26/2010
E22511	ELEC OTHER	0	03/01/2010
P14179	PLUMBING	0	03/01/2010
B23345	NEW CONSTR	234,610	03/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2700/217	3/15/2024	WD	Q	I	01	335,000	
GRANTOR: LONDON BRENDA L HAWKI							
GRANTEE: LAND KRISTINE A							
1681/0030	6/02/2010	WD	Q	I	01	171,700	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: HAWKINS BRENDA L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W16 S5 FOP=[YR=2010] W13 S10 E13 N10 \$ S10 W24 S55 E14 N4 FOP=[YR=2010] E6 N3 FGR=[YR=2010] E20 N21 W20 S21 \$ N5 W6 S8 \$ N8 E6 N16 E20 N42 \$.									