

LOT 12
VILLAGES OF WOODBRIDGE #1
PB 7/229

STARKE MARLIS &/FRISCHMUTH MALISSA
95567 SONOMA DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0001-0120



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		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
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NEIGHBORHOOD/LOC	4068.00
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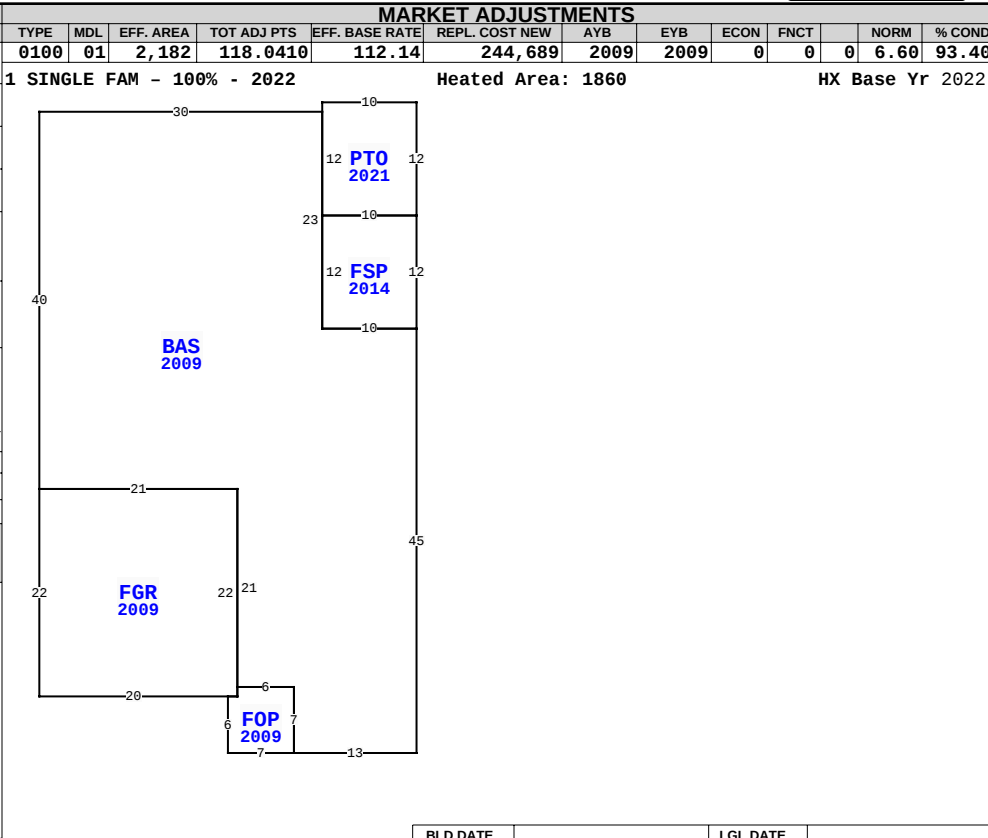
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	194,814
FGR	462	55	254	26,604
FOP	48	30	14	1,466
FSP	120	40	48	5,028
PTO	120	5	6	629
TOTALS	2,610		2,182	228,540

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0911	SCRN RM A	0 100	0	0	120.00	SF	17.50	17.50	100	2021	2021	3	93	1,953	
2	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	5.20	100	2009	2009	3	90	3,164	
3	0476	VF 6 SBPL	0 100	0	0	147.00	LF	32.00	32.00	100	2011	2011	3	81	3,810	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	81	243	
5	0855	CONC PAVER	0 100	0	0	62.00	SF	10.00	10.00	100	2011	2011	3	92	570	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	10/15/2021	BY	JH
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95567 SONOMA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																9,740
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

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		228,540	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		313,280	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		55,000	
ASSESSED VALUE		BASE TAXABLE VALUE		213,665	
TOTAL JUST VALUE		NCON VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		283,402	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108429	SCRN ENCL	2,820	06/28/2021
R2106070	ROOF	15,000	05/12/2021
C22875	C0 ISSUED	0	12/15/2009
M0914862	H/AC	0	10/01/2009
E22127	ELEC OTHER	1,800	09/01/2009
P13942	OTHER	0	09/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2462/0148	5/17/2021	WD	Q	I	02	308,000	
GRANTOR: THRIFT WILLIAM K							
GRANTEE: STARKE MARLIS & MAL							
2296/1759	8/07/2019	WD	Q	I	01	236,000	
GRANTOR: TRIBBITT CHRISTEN A &							
GRANTEE: THRIFT WILLIAM K							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2009] W30 S40 FGR=[YR=2009] S22 E20 FOP=[YR=2009] S6 E7 N7 W6 S1 W1 \$ E1 N22 W21 \$ E21 S21 E6 S7 E13 N45 FSP=[YR=2014] N12 PTO=[YR=2021] N12 W10 S12 E10\$ W10 S12 E10 \$ W10 N23 \$.															