LOT 23
VILLAGES OF WOODBRIDGE #1
PB 7/229

RETHINK REALTY
129 THORNHILL DR
BRUNSWICK, GA 31525

2024

40-2N-28-225V-0001-0230

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 60
Interior Floo	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

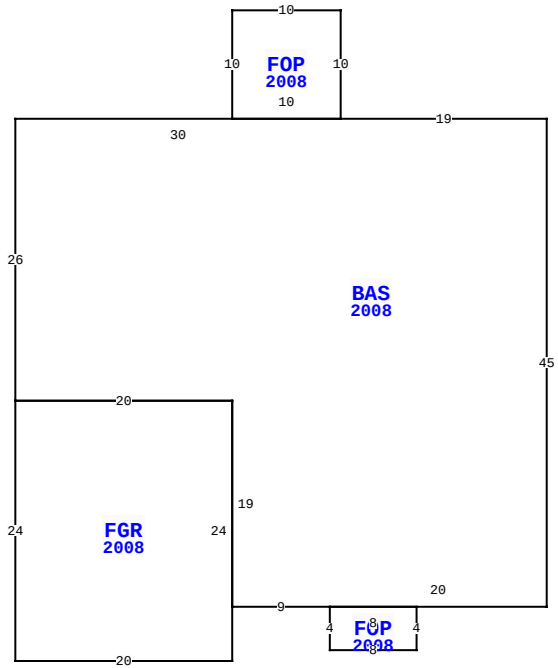
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1,825	195,704
FGR	480	55	264	28,311
FOP	32	30	10	1,072
FOP	100	30	30	3,217
TOTALS	2,437		2,129	228,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	122.0296	115.93	246,815	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2009 Heated Area: 1825 HX Base Yr 2009



95610 SONOMA DR, FERNANDINA BEACH

BLD DATE	07/09/2008	RK	LGL DATE		
XF DATE	07/09/2008	RK	LAND DATE	05/18/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,304
TOTAL MARKET OB/XF VALUE		9,748
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		313,052
SOH/AGL Deduction		144,146
ASSESSED VALUE		168,906
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,906
TOTAL JUST VALUE		313,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13706	3 TON UNIT	0	03/01/2008
P13086	OTHER	0	03/01/2008
C21118	CO ISSUED	0	02/01/2008
R11053	REPAIR/RRF	1,500	02/01/2008
B21118	NEW CONSTR	188,990	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1921	2/12/2024	CT	U	I	18	81,800
GRANTOR: TAX COLLECTOR						
GRANTEE: RETHINK REALTY						
2008/0607	9/28/2015	QC	U	I	11	100
GRANTOR: LLOYD LAYTON D &						
GRANTEE: LLOYD LAYTON D & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 FOP=[YR=2008] N10 W10 S10 E10 $ W30 S26 FGR=[YR=2008] S24 E20 N24 W20 $ E20 S19 E9 FOP=[YR=2008] S4 E8 N4 W8 $ E20 N45 $.

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	2008	2008	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20	100	2008	2008	3	89	3,610	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2009	2009	3	76	2,918	

LAND DESCRIPTION

TOTAL OB/XF 9,748

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