LOT 25
VILLAGES OF WOODBRIDGE #1
PB 7/229

**FILASKI CRAIG & JOANN**
95598 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**40-2N-28-225V-0001-0250**

## BUILDING CHARACTERISTICS

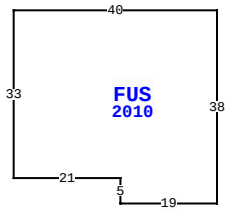
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | |

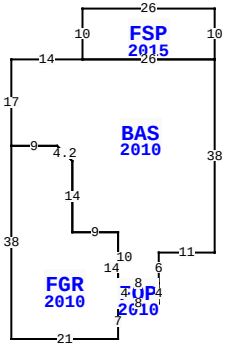
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,285 | 100 | 1,285 | 128,179 |
| FGR | 641 | 55 | 353 | 35,212 |
| FOP | 32 | 30 | 10 | 997 |
| FSP | 260 | 40 | 104 | 10,374 |
| FUS | 1,415 | 100 | 1,415 | 141,146 |
| TOTALS | 3,633 | | 3,167 | 315,908 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,167 | 111.8260 | 106.23 | 336,430 | 2010 | 2010 | 0 | 0 | 0 | 6.10 | 93.90 |

1 SINGLE FAM – 0% - 2024 Heated Area: 2700 HX Base Yr




95598 SONOMA DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 315,908 |
| TOTAL MARKET OB/XF VALUE | 2,939 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 393,847 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 393,847 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 393,847 |
| TOTAL JUST VALUE | 393,847 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 352,271 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23542 | CO ISSUED | 0 | 08/01/2010 |
| B23542 | NEW CONSTR | 289,527 | 05/01/2010 |
| M15339 | H/AC | 0 | 05/01/2010 |
| P14267 | OTHER | 0 | 05/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2699/1833 | 3/14/2024 | WD | Q | I | 01 | 434,000 |
| GRANTOR: KRITRE LLC | | | | | | |
| GRANTEE: FILASKI CRAIG & JOA | | | | | | |
| 2615/1188 | 1/27/2023 | WD | Q | I | 01 | 408,000 |
| GRANTOR: MACKIE MATTHEW D & JU | | | | | | |
| GRANTEE: KRITRE LLC & TREVOR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2015] W26 S10 BAS=[YR=2010] W14 S17 FGR=[YR=2010] S38 E21 N7 FOP=[YR=2010] E8 N4 W8 S4 $ N14 W9 N14 U3 L3 W9 $ E9 D3 R3 S14 E9 S10 E8 N6 E11 N38 W26 $ E26 N10 $ PTR= N30 FUS=[YR=2010] N33 E40 S38 W19 N5 W21 $ S30 $ .

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 621.00 | SF | 5.20 | 5.20 | 100 | 2010 | 2010 | 3 | 91 | 2,939 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,939

| 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 | 0 | | 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