

BURGIN KENNETH JR & ABBY J
95580 SONOMA DR
FERNANDINA BEACH, FL 32034

40-2N-28-225V-0001-0280

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5100

Bathrooms2.5100

Frame Stories Units02WOOD FRAME 100
2.100
0100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4068.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,2811001,281127,796

FGR4835526626,537

FOP4030121,197

FUS1,3601001,360135,678

TOTALS3,1642,919291,209

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100012,919112.4992106.87311,95420092009006.6593.35

1 SINGLE FAM - 100% - 2017Heated Area: 2641HX Base Yr 2017

BAS2009

FOP2009

FGR2009

FUS2009

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATETOTAL OB/XF3,220

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE291,209

TOTAL MARKET OB/XF VALUE3,220

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE369,429

SOH/AGL Deduction144,387

ASSESSED VALUE225,042

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE175,042

TOTAL JUST VALUE369,429

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE331,110

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I RSN CD SALE PRICE

2035/09513/16/2016WDQI01219,900

GRANTOR: KAISER STEPHEN M & MA

GRANTEE: BURGIN KENNETH JR &

1653/154112/15/2009WDQI01208,000

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: KAISER STEPHEN M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W40 S49 E11 N9 FOP=[YR=2009] E8 FGR=[YR=2009] S5 E21 N23 W21 S18 \$ N5 W8 S5 \$ N5 E8 N13 E21 N22 \$ PTR=E30 FUS=[YR=2009] E40 S34 W40 N34 \$ W30 \$.

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS