

LOT 31
VILLAGES OF WOODBRIDGE #1
PB 7/229

LONDONO FAMILY TRUST/LONDONO CARLOS E TRUSTEE
95560 SONOMA DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0001-0310



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	5 100
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	122,747
FGR	641	55	353	33,720
FOP	32	30	10	955
FUS	1,415	100	1,415	135,165
PTO	64	5	3	287
TOTALS	3,437		3,066	292,874

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	2010	2010	3	91	3,227	
2	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2011	2011	3	81	4,147	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	81	486	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	75,000							

REVIEW DATE 06/03/2024 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,066	107.3732	102.00	312,732	2010	2010	0	0	0	6.35	93.65

1 SINGLE FAM - 100% - 2021

Heated Area: 2700

HX Base Yr 2021

8

8

8

PTO
2010

8

32

17

BAS
2010

38

4

2

9

14

9

38

11

6

10

14

7

21

FGR
2010

4

8

4

FOP
2010

40

38

33

FUS
2010

21

5

19

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/18/2023

MLU

95560 SONOMA DR, FERNANDINA BEACH

TOTAL OB/XF													7,860											
-------------	--	--	--	--	--	--	--	--	--	--	--	--	-------	--	--	--	--	--	--	--	--	--	--	--

TOTAL OB/XF													7,860											
-------------	--	--	--	--	--	--	--	--	--	--	--	--	-------	--	--	--	--	--	--	--	--	--	--	--

Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,874
TOTAL MARKET OB/XF VALUE		7,860
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		375,734
SOH/AGL Deduction		112,565
ASSESSED VALUE		263,169
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,169
TOTAL JUST VALUE		375,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105401	(17) WINDOWS	15,855	04/28/2021
C22925	CO ISSUED	0	01/28/2010
E22257	ELEC OTHER	0	11/01/2009
M14944	H/AC	0	11/01/2009
P14019	OTHER	0	11/01/2009
B0922925	NEW CONSTR	222,552	10/01/2009

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2667/11	8/12/2023	WD U I	11
GRANTOR: LONDONO CARLOS E & CL			
GRANTEE: LONDONO FAMILY TRUS			
1673/1479	4/22/2010	WD Q I	01
GRANTOR: RICHMOND AMERICAN HOM			
GRANTEE: LONDONO CARLOS E &			
SALE PRICE 100			
210,700			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2010] W32 PTO=[YR=2010] N8 W8 S8 E8 \$ W8 S38 E11 S6			
FOP=[YR=2010] S4 E8 FGR=[YR=2010] S7 E21 N38 W9 D3 L3 S14			
W9 S14 \$ N4 W8 \$ E8 N10 E9 N14 U3 R3 E9 N17 \$ PTR= E30			
FUS=[YR=2010] E40 S33 W21 S5 W19 N38 \$ W30 \$.			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2010] W32 PTO=[YR=2010] N8 W8 S8 E8 \$ W8 S38 E11 S6			
FOP=[YR=2010] S4 E8 FGR=[YR=2010] S7 E21 N38 W9 D3 L3 S14			
W9 S14 \$ N4 W8 \$ E8 N10 E9 N14 U3 R3 E9 N17 \$ PTR= E30			
FUS=[YR=2010] E40 S33 W21 S5 W19 N38 \$ W30 \$.			

PRINTED 08/06/2024 BY SYS