LOT 32
IN OR 2191/1743
VILLAGES OF WOODBRIDGE #1

DUDA AARON J/PLAM KEN K
3627 N ECHO TRAIL
PLANO, TX 75023

2024

40-2N-28-225V-0001-0320

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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

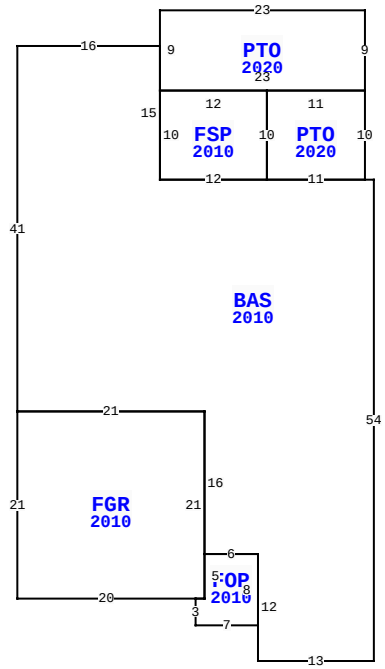
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	192,267
FGR	441	55	243	26,851
FOP	51	30	15	1,658
FSP	120	40	48	5,304
PTO	110	5	6	663
PTO	207	5	10	1,105
TOTALS	2,669		2,062	227,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,062	124.4012	118.18	243,687	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 1740 HX Base Yr



95554 SONOMA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,847
TOTAL MARKET OB/XF VALUE	8,799
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	311,646
SOH/AGL Deduction	48,437
ASSESSED VALUE	263,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,209
TOTAL JUST VALUE	311,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000631	SCRN ENCLSR	2,777	01/22/2020
C23600	CO ISSUED	0	08/01/2010
E22716	ELEC OTHER	0	06/01/2010
M15429	H/AC	0	06/01/2010
P14306	NEW CONSTR	0	06/01/2010
B23600	NEW CONSTR	192,567	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/1743	4/20/2018	WD	Q	I	01	210,000
GRANTOR: WORTHAM LOUIS J & MAR						
GRANTEE: DUDA AARON J & YEN						
1748/1183	7/19/2011	WD	Q	I	01	170,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WORTHAM LOUIS J & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W1 PTO=[YR=2020] N10 PTO=[YR=2020] N9 W23 S9 E23$ W11S10 E11$ W11 FSP=[YR=2010] N10 W12 S10 E12 $ W12 N15 W16 S41 FGR=[YR=2010] S21 E20 FOP=[YR=2010] S3 E7 N8 W6 S5 W1 $ E1 N21 W21 $ E21 S16 E6 S12 E13 N54 $.

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	667.00	SF	5.20	5.20	100	2010	2010	3	91	3,156	
2	0479	VF PICKET	0	0	0	0	54.00	LF	10.00	10.00	100	2011	2011	3	81	437	
3	0476	VF 6 SBPL	0	0	0	0	134.00	LF	32.00	32.00	100	2011	2011	3	81	3,473	
4	0911	SCRN RM A	0	0	11	10	110.00	SF	17.50	17.50	100	2020	2020	3	90	1,733	

LAND DESCRIPTION

TOTAL OB/XF 8,799

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	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 02/16/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS