LOT 34
IN OR 1811/445
VILLAGES OF WOODBRIDGE #1

CRESS LINDA M EST
C/O CRESS STEPHEN, 95546 SONOMA DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0001-0340

BUILDING CHARACTERISTICS

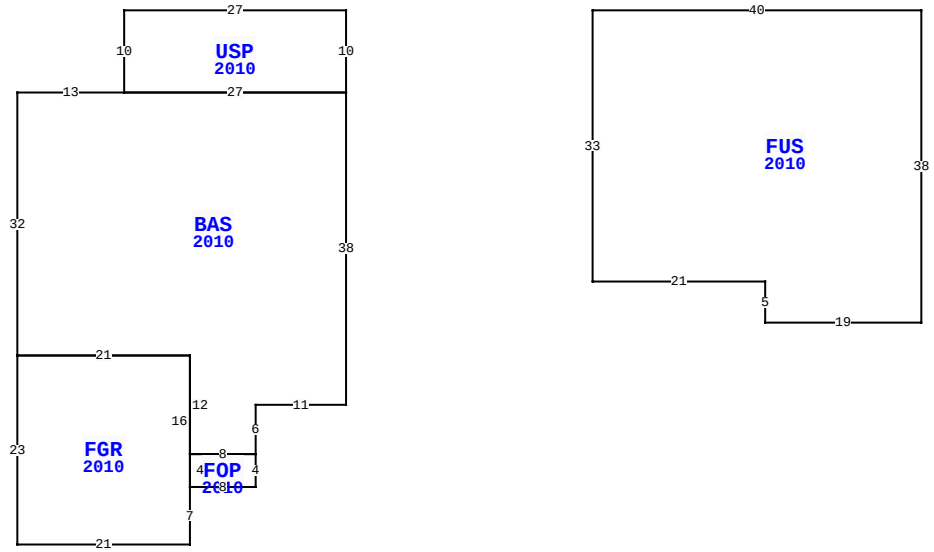
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,442	100	1,442	142,539
FGR	483	55	266	26,294
FOP	32	30	10	989
FUS	1,415	100	1,415	139,871
USP	270	30	81	8,007
TOTALS	3,642		3,214	317,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,214	110.8140	105.27	338,338	2010	2010	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2011 Heated Area: 2857 HX Base Yr 2011



95546 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/06/2015 KK	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		317,699
TOTAL MARKET OB/XF VALUE		2,863
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		395,562
SOH/AGL Deduction		184,597
ASSESSED VALUE		210,965
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,965
TOTAL JUST VALUE		395,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23757	ADDITION	5,060	07/01/2010
C23221	CO ISSUED	0	04/28/2010
E22405	ELEC OTHER	0	02/01/2010
M15058	MECH OTHER	0	02/01/2010
P14112	OTHER	0	01/01/2010
B23221	NEW CONSTR	326,238	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1811/0445	9/04/2012	QC	U	I	11	100
GRANTOR: CRESS LINDA M & STEPH						
GRANTEE: CRESS LINDA M						
1681/0059	4/29/2010	WD	Q	I	01	211,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CRESS LINDA M & STE						

BUILDING NOTES

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	100	0	0	605.00	SF	5.20	5.20	100	2010	2010	3	91	2,863	

BUILDING DIMENSIONS

USP=[YR=2010] W27 S10 BAS=[YR=2010] W13 S32 FGR=[YR=2010] S23 E21 N7 FOP=[YR=2010] E8 N4 W8 S4 $ N16 W21 $ E21 S12 E8 N6 E11 N38 W27 $ E27 N10 $ PTR= E30 FUS=[YR=2010] E40 S38 W19 N5 W21 N33 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 2,863

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	000134	C	SFR POND	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 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