

LOT 38
VILLAGES OF WOODBRIDGE #1
PB 7/229

DAVIS JAMES W & AMANDA MARIE
95522 SONOMA DR
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0001-0380



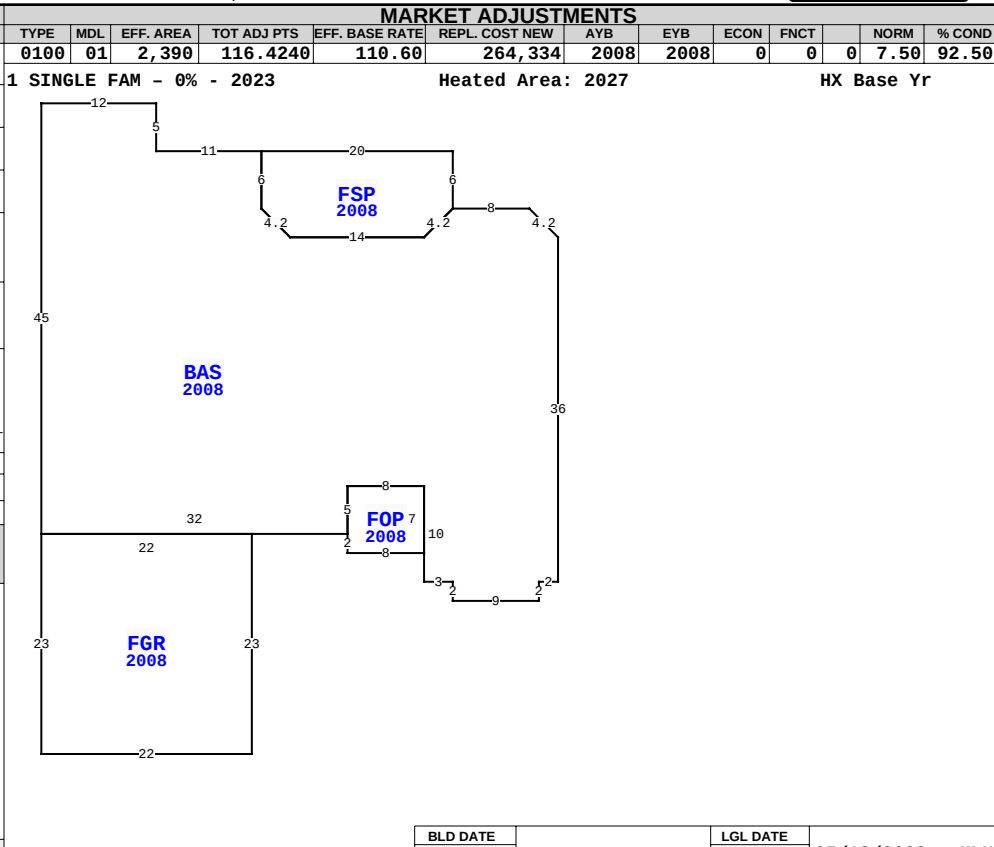
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,027	100	2,027	207,372
FGR	506	55	278	28,441
FOP	56	30	17	1,739
FSP	171	40	68	6,957
TOTALS	2,760		2,390	244,509

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	686.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	0	24	18	432.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	0	0	0	400.00	SF	10.00	10.00	
4	0462	ST/AL FNC	0	0	0	0	600.00	SF	10.00	10.00	
5	0476	VF 6 SBPL	0	0	0	0	108.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	



95522 SONOMA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			244,509
TOTAL MARKET OB/XF VALUE			39,055
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			358,564
SOH/AGL Deduction			0
ASSESSED VALUE			358,564
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			358,564
TOTAL JUST VALUE			358,564
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25660	SWIM POOL	18,900	02/01/2012
E21150	ELEC OTHER	2,000	08/01/2008
M14089	MECH OTHER	0	08/01/2008
B21628	NEW CONSTR	220,540	07/01/2008
R11382	REPAIR/RRF	1,500	07/01/2008
P13370	OTHER	0	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2553/1794	4/08/2022	WD	Q	I	01
GRANTOR: BERMAN DANIEL B					SALE PRICE
GRANTEE: DAVIS JAMES WINTON					
2053/0317	6/15/2016	WD	Q	I	01
GRANTOR: SUNLEY GARY N & ZONA					435,000
GRANTEE: BERMAN DANIEL B & S					259,900

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] U3 L3 W8 FSP=[YR=2008] N6 W20 S6 D3 R3 E14 U3 R3 \$ L3 D3 W14 U3 L3 N6 W11 N5 W12 S45 FGR=[YR=2008] S23 E22 N23 W22 \$ E32 FOP=[YR=2008] S2 E8 N7 W8 S5 \$ N5 E8 S10 E3 S2 E9 N2 E2 N36 \$.											