

OVERBAY ROCHELLE JOANN
95462 SONOMA DR
FERNANDINA BEACH, FL 32034

40-2N-28-225V-0001-0480

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

30 VINYL 80

Exterior Wall

16 WD FR STUC 20

Roof Structure

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

4 100

Bathrooms

2 100

Frame Stories

02 WOOD FRAME 100

Units

1. 1. 100

Occupancy

00 NONE 100

Quality

05 Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4068.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,210

100

2,210

224,682

FGR

506

55

278

28,263

FOP

56

30

17

1,728

FOP

191

30

57

5,795

TOTALS

2,963

2,562

260,468

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

742.00

SF

5.20

5.20

100

2007

2007

3

88

3,395

2

0476

VF 6 SBPL

0 100

0

0

245.00

LF

32.00

32.00

100

2015

2015

3

89

6,978

3

0470

VNYL GATE

0 100

0

0

1.00

UT

300.00

300.00

100

2015

2015

3

89

267

4

0855

CONC PAVER

0 100

0

0

350.00

SF

10.00

10.00

100

2024

2022

100

3,500

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

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

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

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

0100

01

2,562

114.5760

108.85

278,874

2007

2009

0

0

6.60

93.40

1

SINGLE FAM - 100%

- 2023

Heated Area: 2210

HX Base Yr 2023

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market OB/XF Value

TOTAL MARKET OB/XF VALUETotal Market Value

TOTAL LAND VALUE - MARKETTotal Market Value

SOH/AGL DeductionAssessed Value

ASSESSED VALUETOTAL EXEMPTION VALUEHX HB

BASE TAXABLE VALUETOTAL JUST VALUE

NCON VALUENCON VALUE

INCOME VALUEINCOME VALUE

PREVIOUS YEAR MKT VALUEPREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CDPRICE

2557/00274/20/2022FJU110

GRANTOR:MURTY ROCHELLE JOANN

GRANTEE:OVERBAY ROCHELLE JO

2480/02117/15/2021WDQI01352,000

GRANTOR:MASTROIANNI MANDY L A

GRANTEE:MURTY ROCHELLE J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W8 FOP=[YR=2007] N7 W20 S7 D3 R3 E14 U3 R3 \$ D3 L3 W14 U3 L3 N7 W11 N5 W13 S49 FGR=[YR=2007] S23 E22 N23 W22 \$ E22 N1 E10 FOP=[YR=2007] S1 E8 N7 W8 S6 \$ N6 E8 S10 E3 S2 E9 N2 E3 N37 \$.

95462 SONOMA DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/18/2023MLU