

LOT 9
IN OR 2185/1654
VILLAGES OF WOODBRIDGE #2

SHIPPEY JESSICA E/SHIPPEY LINDA
95397 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0002-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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		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	1,733	100	1,733	184,144
FGR	457	55	251	26,670
FOP	20	30	6	638
FSP	112	40	45	4,781
TOTALS	2,322		2,035	216,234

1 SINGLE FAM - 100% - 2019

Heated Area: 1733

HX Base Yr 2019

Floor plan diagram showing areas FSP 2019, BAS 2010, FGR 2010, and FOP 2010 with dimensions.

BLD DATE 02/05/2015

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

95397 SONOMA DR, FERNANDINA BEACH

05/18/2023 MLU

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	549.00	SF	5.20	5.20	100	2010	2010	3	91	2,598	
2	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2018	2018	3	94	3,910	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION										TOTAL OB/XF									
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
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										216,234									
TOTAL MARKET OB/XF VALUE										6,790									
TOTAL LAND VALUE - MARKET										75,000									
TOTAL MARKET VALUE										298,024									
SOH/AGL Deduction										102,372									
ASSESSED VALUE										195,652									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										145,652									
TOTAL JUST VALUE										298,024									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										269,607									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22876	CO ISSUED	0	11/22/2010
M0914860	H/AC	0	10/01/2009
E22128	ELEC OTHER	1,800	09/01/2009
P13940	OTHER	0	09/01/2009
R12098	REPAIR/RRF	1,300	09/01/2009
B22876	NEW CONSTR	174,950	09/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2185/1654	3/23/2018	WD	Q	I	01	192,000	
GRANTOR: JONES ROBERT E & ANDR							
GRANTEE: SHIPPEY JESSICA E &							
1737/1489	4/27/2011	WD	Q	I	01	160,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: JONES ROBERT E & AN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W21 FSP=[YR=2019] N8 W14 S8 E14 \$ W14 S61 E8 FOP=[YR=2010] S2 E6 FGR=[YR=2010] S1 E21 N21 W14 N4 W3 S3 W4 S21 \$ N4 W4 S2 W2 \$ E2 N2 E4 N17 E4 N3 E3 S4 E14 N43 \$.									