LOT 14
IN OR 2098/1015
VILLAGES OF WOODBRIDGE #2

STEELE THAD A & DEBBY J
95365 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0002-0140

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

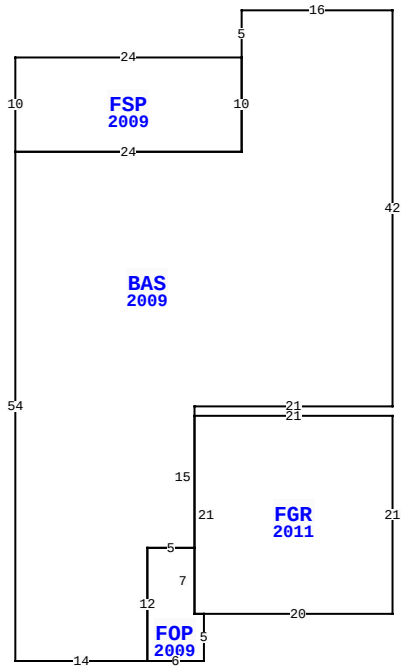
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	194,536
FGR	441	55	243	26,662
FOP	65	30	20	2,195
FSP	240	40	96	10,533
TOTALS	2,519		2,132	233,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	124.1856	117.98	251,533	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1773 HX Base Yr 2017



95365 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/01/2010 RK	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		233,926
TOTAL MARKET OB/XF VALUE		7,093
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		316,019
SOH/AGL Deduction		124,376
ASSESSED VALUE		191,643
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,643
TOTAL JUST VALUE		316,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22556	CO ISSUED	0	06/28/2011
B24842	REMODEL	200	06/01/2011
B22556	NEW CONSTR	186,875	06/01/2009
M14617	MECH OTHER	0	06/01/2009
P13805	OTHER	0	06/01/2009
R11917	REPAIR/RRF	1,500	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/1015	2/02/2017	WD	U	I	11	100
GRANTOR: STEELE THAD A						
GRANTEE: STEELE THAD A & DEB						
2029/0391	2/16/2016	WD	Q	I	01	229,000
GRANTOR: DICKINSON FRANK L JR						
GRANTEE: STEELE THAD M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 S5 FSP=[YR=2009] W24 S10 E24 N10 $ S10 W24 S54 E14 FOP=[YR=2009] E6 N5 FGR=[YR=2011] E20N21 W21 S21E1 $W1 N7 W5 S12$ N12E5 N15 E21 N42 $.

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	670.00	SF	5.20	5.20	100	2011	2011	3	92	3,205	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2011	2011	3	81	3,888	

LAND DESCRIPTION

TOTAL OB/XF 7,093

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	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 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