



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	1,097	100	1,097	116,286
FGR	488	55	268	28,409
FOP	50	30	15	1,590
FUS	1,557	100	1,557	165,048
PTO	80	5	4	424
TOTALS	3,272		2,941	311,758

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	756.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,941	118.7032	112.77	331,657	2011	2011	0	0	6.00	94.00
1 SINGLE FAM - 0% - 0 Heated Area: 2654 HX Base Yr											
95382 SONOMA DR, FERNANDINA BEACH											
BLD DATE: 05/18/2023 MLU											

TOTAL OB/XF											
5,460											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 311,758											
TOTAL MARKET OB/XF VALUE 5,460											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 392,218											
SOH/AGL Deduction 8,261											
ASSESSED VALUE 383,957											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 383,957											
TOTAL JUST VALUE 392,218											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 351,214											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23663	CO ISSUED	0	12/09/2011
P14744	NEW CONSTR	0	04/01/2011
E22913	NEW CONSTR	0	09/01/2010
E22739	ELEC OTHER	0	06/01/2010
M15445	H/AC	0	06/01/2010
B23663	NEW CONSTR	266,950	06/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2447/0163	3/05/2021	WD	Q	I	01	300,000	
GRANTOR:DEPAZ MARIE- JAQUELINE							
GRANTEE:PRICE ANYA & DUSTY							
1785/1105	3/19/2012	WD	Q	I	02	195,000	
GRANTOR:RICHMOND AMERICAN HOM							
GRANTEE:DEPAZ MARIE- JAQUELI							

BUILDING NOTES											
BAS=[YR=2011] W13 PTO=[YR=2011] N8 W10 S8 E10 \$ W22 S18											
FGR=[YR=2011] S26 E20 N22 W8 N4 W12 \$ E12 S4 E8 S25											
FOP=[YR=2011] S5 E10 N5 W10 \$ E15N47 \$ PTR= E30											
FUS=[YR=2011] E35 S47 W15 N3 W13 N4 W7 N40 \$ W30 \$.											