

LOT 3
IN OR 1649/1777 & OR 1943/1530
VILLAGES OF WOODBRIDGE #1

CROW THERESA K
95471 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0030



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 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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	2007	2,302	244,440
FGR	460	55	2007	253	26,865
FOP	57	30	2007	17	1,805
FOP	99	30	2007	30	3,186
TOTALS	2,918			2,602	276,295

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,602	116.0544	116.05	301,962	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2010						Heated Area: 2302		HX Base Yr 2010			
95471 SONOMA DR, FERNANDINA BEACH											
BLD DATE		10/11/2007		RK	LGL DATE						
XF DATE		10/11/2007		RK	LAND DATE		04/25/2025		MLU		
INC DATE					AG DATE						

EXTRA FEATURES							95471 SONOMA DR, FERNANDINA BEACH				INC DATE				AG DATE			
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150		
2	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	2007	2007	3	87	2,850		
3	0476	VF 6 SBPL	0	100	0	0	70.00	LF	32.00	32.00	100	2008	2008	3	72	1,613		