LOT 4
VILLAGES OF WOODBRIDGE #1
PB 7/229

PHILLIPS DEBRA L L/E/
95487 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0040

NASSAU COUNTY PROPERTY

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		3 100
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

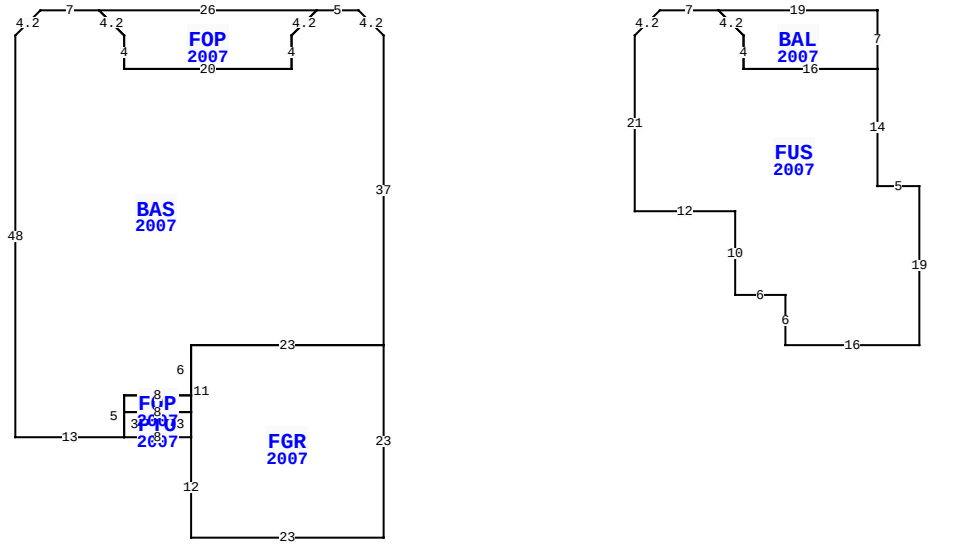
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	117	15	2007	18	1,870
BAS	1,793	100	2007	1,793	186,289
FGR	529	55	2007	291	30,234
FOP	16	30	2007	5	520
FOP	149	30	2007	45	4,676
FUS	906	100	2007	906	94,132
PTO	24	5	2007	1	104
TOTALS	3,534			3,059	317,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,059	113.5464	113.55	347,349	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2699 HX Base Yr 2024



95487 SONOMA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,824
TOTAL MARKET OB/XF VALUE		33,095
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		435,919
SOH/AGL Deduction		28,095
ASSESSED VALUE		407,824
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		352,102
TOTAL JUST VALUE		435,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801130	SWIM POOL	20,000	02/01/2018
C20025	CO ISSUED	0	06/01/2007
B20025	NEW CONSTR	323,765	06/01/2007
E19434	ELEC OTHER	1,900	06/01/2007
M13077	MECH OTHER	0	06/01/2007
P12471	OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/1181	10/21/2024	LE	U	I	11	100
GRANTOR: PHILLIPS DEBRA L						
GRANTEE: KRZYANOWSKI MARISSA						
2679/181	11/09/2023	WD	Q	I	02	515,000
GRANTOR: ZULLO RONALD J						
GRANTEE: PHILLIPS DEBRA L						

BUILDING NOTES

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	639.00	SF	5.20	5.20	100	2007	2007	3	87	2,891	
2	0476	VF 6 SBPL	0	100	0	0	165.00	LF	32.00	32.00	100	2018	2018	3	92	4,858	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
4	0861	POOL GUNIT	0	100	20	14	280.00	SF	85.00	85.00	100	2018	2018	3	84	19,992	
5	0855	CONC PAVER	0	100	0	0	495.00	SF	10.00	10.00	100	2018	2018	3	97	4,802	

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W5 FOP=[YR=2007] W26 D3 R3 S4 E20 N4 U3 R3 $ D3 L3 S4 W20 N4 U3 L3 W7 D3 L3 S48 E13 PTO=[YR=2007] E8 FGR=[YR=2007] S12 E23 N23 W23 S11$ N3 FOP=[YR=2007] N2 W8 S2 E8 $ W8 S3 $ N5 E8 N6 E23 N37 $ PTR= E30 FUS=[YR=2007] U3 R3 E7 BAL=[YR=2007] E19 S7 W16 N4 U3 L3 $ D3 R3 S4 E16 S14 E5 S19 W16 N6 W6 N10 W12 N21 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 33,095

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS