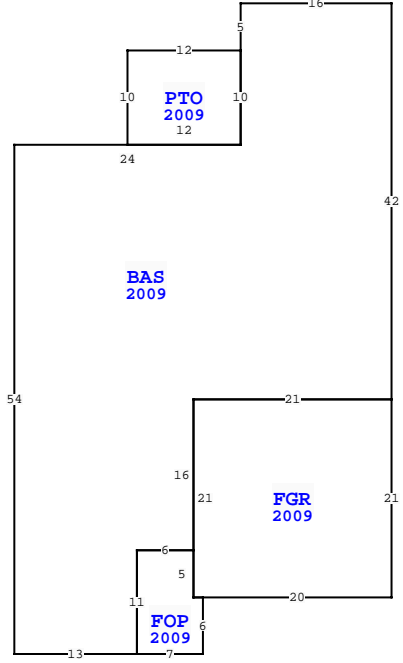




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating 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	1,767	100	2009	1,767	193,816
FGR	441	55	2009	243	26,654
FOP	72	30	2009	22	2,413
PTO	120	5	2009	6	658
TOTALS	2,400			2,038	223,541

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,038	118.5800	118.58	241,666	2009	2009	0	0	0	7.50	92.50
1 SINGLE FAM - 0% - 0 Heated Area: 1767 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		223,541	
TOTAL LAND VALUE - MARKET		3,101	
TOTAL MARKET VALUE		85,000	
TOTAL MARKET VALUE		311,642	
SOH/AGL Deduction		41,061	
ASSESSED VALUE		270,581	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		270,581	
TOTAL JUST VALUE		311,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,646	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922647	CO ISSUED	0	07/01/2009
E21978	ELEC OTHER	1,800	07/01/2009
M14720	MECH OTHER	0	07/01/2009
P13842	OTHER	0	07/01/2009
B22647	NEW CONSTR	172,360	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1972/0380	4/06/2015	CT	U	I	18	133,600
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1680/0395	5/25/2010	QC	U	I	11	100
GRANTOR: FOX JAMES G & CHARLEN						
GRANTEE: FOX JAMES G						

EXTRA FEATURES																				
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	0	0	0		670.00	SF	5.20			5.20	100	2009	2009	3	89	3,101	

95501 SONOMA DR, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/25/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2009] W16 S5 PTO=[YR=2009] W12 S10 E12 N10 S 10
 W24 S54 E13 FOP=[YR=2009] E7 N6 FGR=[YR=2009] E20 N21 W21
 S21E1 \$W1 N5 W6 S11 \$ N11 E6 N16 E21 N42 \$.

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	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								