

LOT 8
VILLAGES OF WOODBRIDGE #1
PB 7/229

COOPER BRIAN Y
3501 NORTHWEST 40TH TERRACE
GAINESVILLE, FL 32606

2025

40-2N-28-225V-0001-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,733	100	2010	1,733	195,076
FGR	457	55	2010	251	28,254
FOP	20	30	2010	6	675
FOP	112	30	2010	34	3,828
TOTALS	2,322			2,024	227,832

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20
2	0476	VF 6 SBPL	0	0	0	0	157.00	LF	32.00
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,024	120.5204	120.52	243,932	2010	2010	0	0	0	6.60	93.40	
1 SINGLE FAM - 0% - 2025 Heated Area: 1733 HX Base Yr													
95529 SONOMA DR, FERNANDINA BEACH													
BLD DATE 02/05/2015 KK LGL DATE 04/25/2025 MLU XF DATE INC DATE													

TOTAL OB/XF 7,008													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	0	610.00	SF	5.20	5.20	100	2010	2010
2	0476	VF 6 SBPL	0	0	0	0	157.00	LF	32.00	32.00	100	2011	2011
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,832	
TOTAL MARKET OB/XF VALUE		7,008	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		319,840	
SOH/AGL Deduction		0	
ASSESSED VALUE		319,840	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		319,840	
TOTAL JUST VALUE		319,840	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		299,792	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22874	CO ISSUED	0	04/07/2010
M0914861	H/AC	0	10/01/2009
E22126	ELEC OTHER	1,900	09/01/2009
P13941	OTHER	0	09/01/2009
R12096	REPAIR/RRF	1,400	09/01/2009
B22874	NEW CONSTR	182,886	09/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2746/292	10/18/2024	WD	Q	I	02
GRANTOR: PURCHASING FUND 2024-					
GRANTEE: COOPER BRIAN Y					
2732/526	8/07/2024	WD	U	I	11
GRANTOR: PURCHASING FUND 2023-					
GRANTEE: PURCHASING FUND 202					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W21 FOP=[YR=2010] N8 W14 S8 E14 \$ W14 S61 E8 FOP=[YR=2010] S2 E6 FGR=[YR=2010] S1 E21 N21 W14 N4 W4 S4 W3 S20 \$ N4 W4 S2 W2 \$ E2 N2 E4 N16 E3 N4 E4 S4 E14 N43 \$.									