LOT 9
VILLAGES OF WOODBRIDGE #1
PB 7/229

LAND KRISTINE A
95535 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0090

BUILDING CHARACTERISTICS

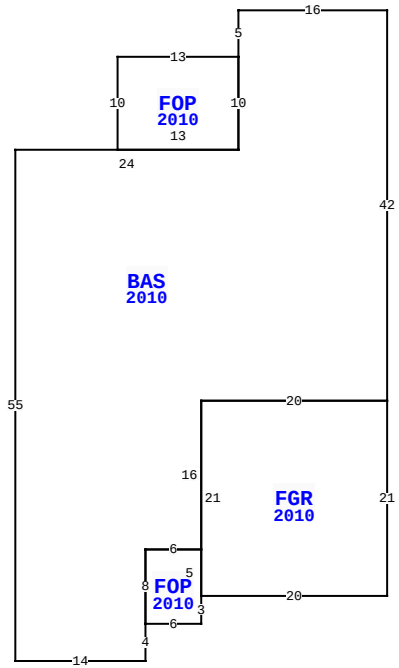
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,808	100	2010	1,808	201,155
FGR	420	55	2010	231	25,701
FOP	48	30	2010	14	1,558
FOP	130	30	2010	39	4,339
TOTALS	2,406			2,092	232,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,092	119.1190	119.12	249,199	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 2025 Heated Area: 1808 HX Base Yr



95535 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/05/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,752
TOTAL MARKET OB/XF VALUE	6,387
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	324,139
SOH/AGL Deduction	0
ASSESSED VALUE	324,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,139
TOTAL JUST VALUE	324,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000641	REPAIR/RRF	19,000	01/11/2022
C23345	CO ISSUED	0	05/26/2010
E22511	ELEC OTHER	0	03/01/2010
P14179	PLUMBING	0	03/01/2010
B23345	NEW CONSTR	234,610	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/217	3/15/2024	WD	Q	I	01	335,000
GRANTOR: LANDON BRENDA L HAWKI						
GRANTEE: LAND KRISTINE A						
1681/0030	6/02/2010	WD	Q	I	01	171,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HAWKINS BRENDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S5 FOP=[YR=2010] W13 S10 E13 N10 $ S10 W24 S55 E14 N4 FOP=[YR=2010] E6 N3 FGR=[YR=2010] E20 N21 W20 S21 $ N5 W6 S8 $ N8 E6 N16 E20 N42 $.

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	0	0	0	664.00	SF	5.20	5.20	100	2010	2010	3	90	3,108	
2	0476	VF 6 SBPL	0	0	0	0	122.00	LF	32.00	32.00	100	2011	2011	3	78	3,045	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	

LAND DESCRIPTION

TOTAL OB/XF 6,387

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS