LOT 10
VILLAGES OF WOODBRIDGE #1
PB 7/229

R&S BRYANT PROPERTIES LLC
862591 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

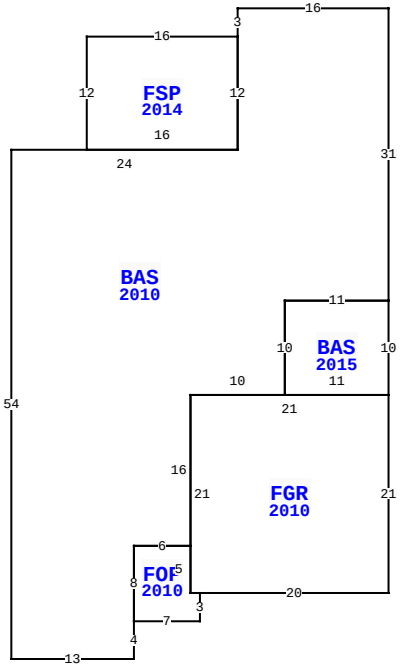
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,630	100	2010	1,630	174,941
BAS	110	100	2015	110	11,806
FGR	441	55	2010	243	26,080
FOP	51	30	2010	15	1,610
FSP	192	40	2014	77	8,264
TOTALS	2,424			2,075	222,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	114.9148	114.91	238,438	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 0 Heated Area: 1740 HX Base Yr



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

95547 SONOMA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,701
TOTAL MARKET OB/XF VALUE	7,882
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	315,583
SOH/AGL Deduction	41,352
ASSESSED VALUE	274,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,231
TOTAL JUST VALUE	315,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005209	REPAIR/RRF	0	07/01/2020
B1531522	ADDITION	0	12/08/2015
C23075	CO ISSUED	0	02/12/2010
E22308	ELEC OTHER	0	12/01/2009
M14977	H/AC	0	12/01/2009
P14052	OTHER	0	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/0451	11/15/2019	QC	U	I	11	100
GRANTOR: BRYANT RUSSELL & SUSA						
GRANTEE: R&S BRYANT PROPERTI						
2286/1581	6/25/2019	WD	Q	I	01	230,000
GRANTOR: SMITH LINDA S & LENAR						
GRANTEE: BRYANT RUSSELL & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S3 FSP=[YR=2014] W16 S12 E16 N12$ S12 W24 S54 E13 N4 FOP=[YR=2010] E7 N3 FGR=[YR=2010] E20 N21 BAS=[YR=2015] N10 W11 S10 E11$ W21 S21 E1$ W1 N5 W6 S8$ N8 E6 N16 E10 N10 E11 N31$.

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	670.00	SF	5.20	5.20	100	2010	2010	3	90	3,136	
2	0476	VF 6 SBPL	0	0	0	0	162.00	LF	32.00	32.00	100	2011	2011	3	78	4,044	
3	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2011	2011	3	78	702	

LAND DESCRIPTION

TOTAL OB/XF 7,882

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 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