LOT 11
IN OR 1686/544
VILLAGES OF WOODBRIDGE #1

JETT PAMELA ANN
95561 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

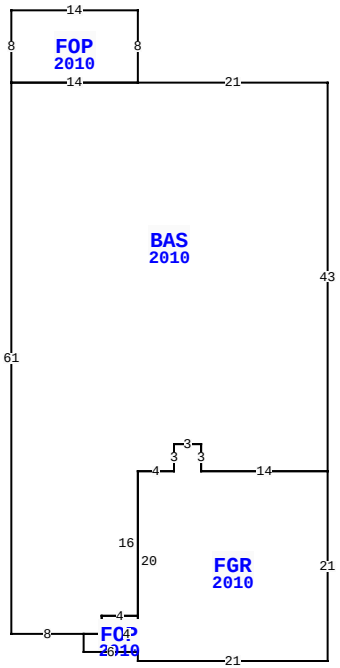
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,740	100	2010	1,740	193,589
FGR	450	55	2010	248	27,592
FOP	20	30	2010	6	668
FOP	112	30	2010	34	3,783
TOTALS	2,322			2,028	225,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	119.1190	119.12	241,575	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2011 Heated Area: 1740 HX Base Yr 2011



95561 SONOMA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,631
TOTAL MARKET OB/XF VALUE		5,092
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		315,723
SOH/AGL Deduction		151,566
ASSESSED VALUE		164,157
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,435
TOTAL JUST VALUE		315,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23340	CO ISSUED	0	05/27/2010
E22512	ELEC OTHER	0	03/01/2010
P14181	OTHER	0	03/01/2010
B23340	NEW CONSTR	229,465	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1686/0544	6/07/2010	WD	Q	I	01	171,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JETT PAMELA ANN						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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 N3 W3 S3
W4 S20 $ N4 W4 S2 W2 $ E2 N2 E4 N16 E4 N3 E3 S3 E14 N43 $.

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	574.00	SF	5.20	5.20	100	2010	2010	3	90	2,686	
2	0476	VF 6 SBPL	0	100	0	0	87.00	LF	32.00	32.00	100	2011	2011	3	78	2,172	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	

LAND DESCRIPTION

TOTAL OB/XF 5,092

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	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