

STARKE MARLIS &/FRISCHMUTH MALISSA
95567 SONOMA DR
FERNANDINA BEACH, FL 32034

40-2N-28-225V-0001-0120

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	30	VINYL 80				0100	01	2,182	118.04	10	257,563	2009	2009	0	0	0	7.10	92.90	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 20				1 SINGLE FAM - 100% - 2022										Heated Area: 1860										HX Base Yr 2022									
RooF Structur	03	GABLE/HIP 100				The floor plan shows a main rectangular building with several additions. Key areas are labeled: BAS 2009 (Basement), FGR 2009 (Front Garage), PTO 2021 (Patio), FSP 2014 (Front Screened Porch), and FOP 2009 (Front Open Porch). Dimensions include 40' x 21' for the main body, 22' x 21' for the front porch, and various setbacks and widths.																													
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 Stories	02	WOOD FRAME 100																																	
Units	1.	1. 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	1,860	100	2009	1,860	203,966																														
FGR	462	55	2009	254	27,853																														
FOP	48	30	2009	14	1,536																														
FSP	120	40	2014	48	5,264																														
PTO	120	5	2021	6	658																														
TOTALS	2,610			2,182	239,276																														
EXTRA FEATURES						95567 SONOMA DR, FERNANDINA BEACH						BLD DATE				LGL DATE		04/25/2025		MLU															
												XF DATE				LAND DATE																			
												INC DATE				AG DATE																			
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	0911	SCRN RM A	0 100	0	0	120.00	SF	17.50	17.50	100	2021	2021	3	90	1,890																				
2	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	5.20	100	2009	2009	3	89	3,129																				
3	0476	VF 6 SBPL	0 100	0	0	147.00	LF	32.00	32.00	100	2011	2011	3	78	3,669																				
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234																				
5	0855	CONC PAVER	0 100	0	0	62.00	SF	10.00	10.00	100	2011	2011	3	91	564																				
TOTAL OB/XF 9,486																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 10/15/2021 BY JH Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																			