

LOT 13
IN OR 1636/1318
VILLAGES OF WOODBRIDGE #1

MARSH PETER F/PERDUE SHANNON L
95575 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0130



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	1,264	100	2009	1,264	129,649
FGR	661	55	2009	364	37,336
FOP	142	30	2009	43	4,411
FUS	1,415	100	2009	1,415	145,138
PTO	80	5	2009	4	411

TOTALS 3,562 3,090 316,944

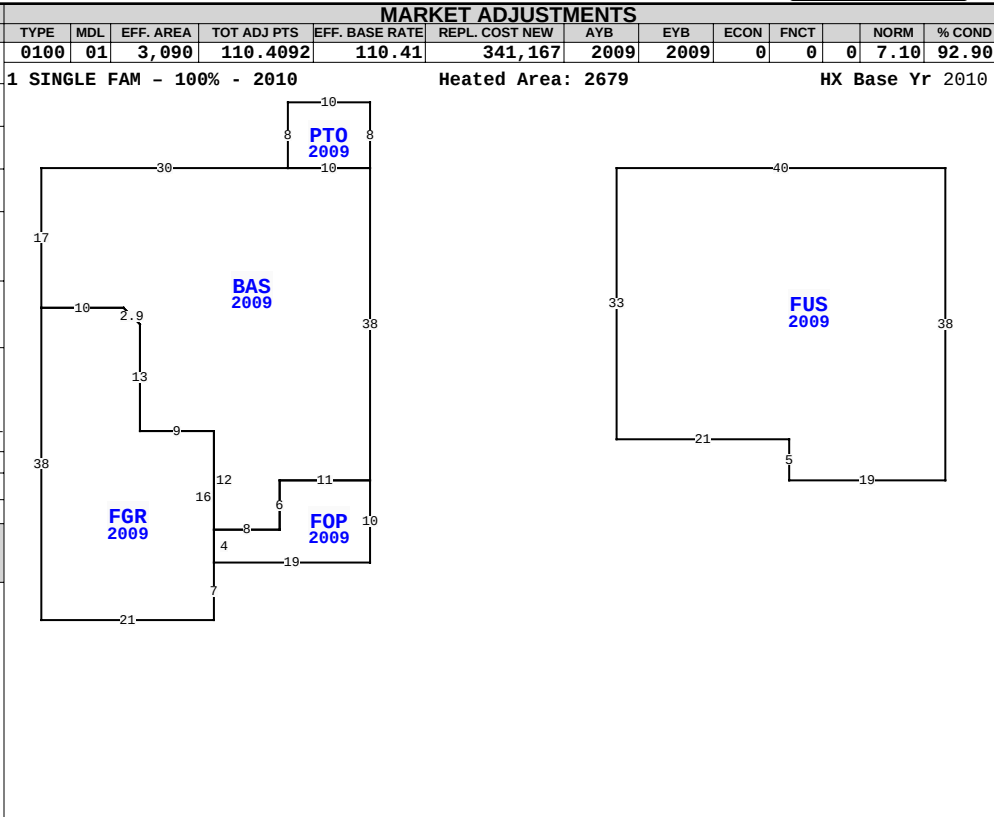
EXTRA FEATURES

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	0811	CONCRETE B	0 100	0 0	647.00	SF	5.20	5.20	100	2009	2009	3	89	2,994	
2	0476	VF 6 SBPL	0 100	0 0	191.00	LF	32.00	32.00	100	2011	2011	3	78	4,767	
3	0470	VNYL GATE	0 100	0 0	3.00	UT	300.00	300.00	100	2011	2011	3	78	702	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



95575 SONOMA DR, FERNANDINA BEACH

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

TOTAL OB/XF 8,463

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		316,944
TOTAL MARKET OB/XF VALUE		8,463
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		410,407
SOH/AGL Deduction		203,154
ASSESSED VALUE		207,253
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,531
TOTAL JUST VALUE		410,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22395	CO ISSUED	0	07/30/2009
M14506	MECH OTHER	0	04/01/2009
P13725	PLUMBING	0	04/01/2009
R11834	REPAIR/RRF	1,500	04/01/2009
B22395	NEW CONSTR	229,548	04/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1636/1318	8/21/2009	WD	Q	I	01
					210,000

GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: MARSH PETER F & SHA
1361/0587 10/24/2005 WD U V 19 5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI
GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=2009] N8 W10 S8 BAS=[YR=2009] W30 S17 FGR=[YR=2009] S38 E21 N7 FOP=[YR=2009] E19 N10 W11 S6 W8 S4 \$ N16 W9 N13 U2 L2 W10 \$ E10 D2 R2 S13 E9 S12 E8 N6 E11 N38 W10\$ E10 \$ PTR= E30 FUS=[YR=2009] E40 S38 W19 N5 W21 N33 \$ W30 \$.

PRINTED 07/30/2025 BY SYS