

LOT 14
IN OR 1543/1621
VILLAGES OF WOODBRIDGE #1

JONES AUDREY L
95589 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0140



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 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	2,376	100	2007	2,376	243,362
FGR	400	55	2007	220	22,534
FOP	36	30	2007	11	1,126
FSP	88	40	2007	35	3,585
TOTALS	2,900			2,642	270,607

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,642	111.9360	111.94	295,745	2007	2007	0	0	0	8.50 91.50

1 SINGLE FAM - 100% - 2008

Heated Area: 2376

HX Base Yr 2008

BLD DATE	12/31/2007	RK	LGL DATE	
XF DATE	12/31/2007	RK	LAND DATE	04/25/2025
INC DATE			AG DATE	
95589 SONOMA DR, FERNANDINA BEACH				
04/25/2025 MLU				

EXTRA FEATURES							95589 SONOMA DR, FERNANDINA BEACH				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	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2007	2007	3	87	2,895		
2	0476	VF 6 SBPL	0	100	0	0	70.00	LF	32.00	32.00	100	2008	2008	3	72	1,613		