LOT 18
IN OR 2535/107
VILLAGES OF WOODBRIDGE #1

KRZYZANOWSKI GEORGE & MARISSA NICOLE
95617 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0180

BUILDING CHARACTERISTICS

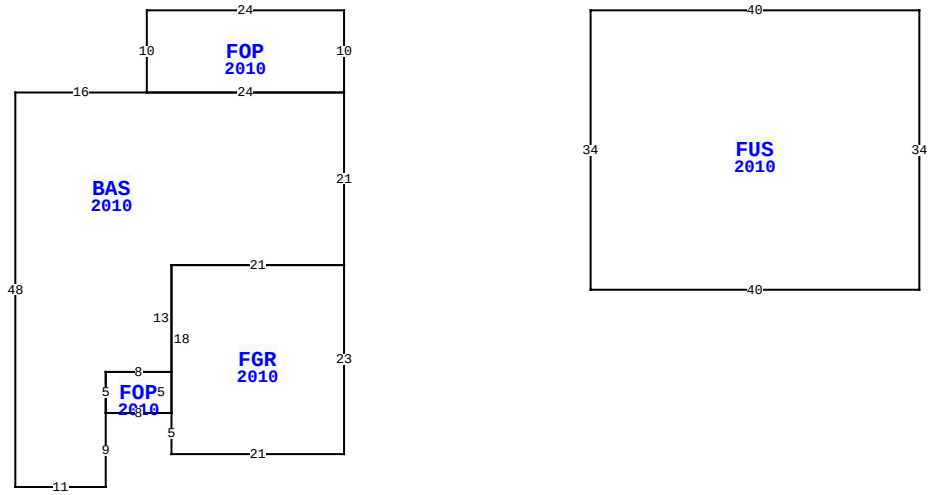
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,241	100	2010	1,241	131,592
FGR	483	55	2010	266	28,206
FOP	40	30	2010	12	1,272
FOP	240	30	2010	72	7,635
FUS	1,360	100	2010	1,360	144,211
TOTALS	3,364			2,951	312,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,951	113.5332	113.53	335,027	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2023 Heated Area: 2601 HX Base Yr 2023



95617 SONOMA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,915
TOTAL MARKET OB/XF VALUE		29,960
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		427,875
SOH/AGL Deduction		38,310
ASSESSED VALUE		389,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,843
TOTAL JUST VALUE		427,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327577	SWIM POOL	35,000	08/01/2013
C23424	CO ISSUED	0	06/10/2010
M15219	MECH OTHER	0	04/01/2010
E22578	ELEC OTHER	0	04/01/2010
B23424	NEW CONSTR	313,146	03/01/2010
B21730	NEW CONSTR	271,590	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/0107	2/01/2022	WD	Q	I	01	500,000
GRANTOR: COOK KEITH M & SHANNO						
GRANTEE: KRZYZANOWSKI GEORGE						
1962/1005	1/30/2015	WD	Q	I	01	268,000
GRANTOR: GREEN EMILY F & RALEI						
GRANTEE: COOK KEITH M & SHAN						

BUILDING NOTES

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	573.00	SF	5.20	5.20	100	2010	2010	3	90	2,682	
2	0866	POOL FIBER	0	100	0	0	392.00	SF	72.00	72.00	100	2013	2013	3	55	15,523	
3	0476	VF 6 SBPL	0	100	0	0	176.00	LF	32.00	32.00	100	2013	2013	3	83	4,675	
4	0855	CONC PAVER	1	100	0	0	708.00	SF	10.00	10.00	100	2023	2023		100	7,080	

BUILDING DIMENSIONS

FOP=[YR=2010] W24 S10 BAS=[YR=2010] W16 S48 E11 N9
FOP=[YR=2010] E08 FGR=[YR=2010] S5 E21 N23 W21 S18 $ N5 W8
S5 $ N5 E8 N13 E21 N21 W24 $ E24 N10 $ PTR= E30 FUS=[YR=2010]
E40 S34 W40 N34 $W30$.

LAND DESCRIPTION

TOTAL OB/XF 29,960

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 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