LOT 19
IN OR 2142/1476
VILLAGES OF WOODBRIDGE #1

BARABAS SERENA/BARABAS CHRISTOPHER J
95623 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0190

BUILDING CHARACTERISTICS

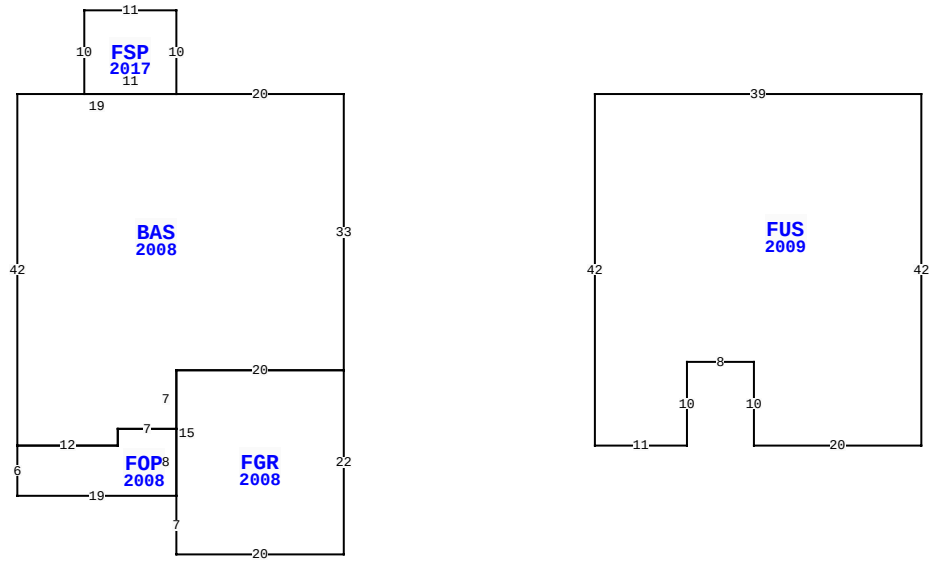
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,444	100	2008	1,444	145,056
FGR	440	55	2008	242	24,310
FOP	128	30	2008	38	3,817
FSP	110	40	2017	44	4,420
FUS	1,558	100	2009	1,558	156,509
TOTALS	3,680			3,326	334,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,326	109.1948	109.19	363,166	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2018 Heated Area: 3002 HX Base Yr 2018



95623 SONOMA DR, FERNANDINA BEACH

BLD DATE	01/14/2009 RK	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		334,113
TOTAL MARKET OB/XF VALUE		6,047
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		425,160
SOH/AGL Deduction		173,481
ASSESSED VALUE		251,679
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,957
TOTAL JUST VALUE		425,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908618	WINDOW - 1	851	10/01/2019
C21726	CO ISSUED	0	01/23/2009
E21296	NEW CONSTR	2,100	10/01/2008
M14181	H/AC	0	10/01/2008
P13461	OTHER	0	09/01/2008
B21726	NEW CONSTR	277,880	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1476	8/28/2017	WD	Q	I	01	260,000
GRANTOR: MCNEIL JOHN W & VONDA						
GRANTEE: BARABAS CHRISTOPHER						
1608/0544	2/25/2009	WD	Q	I	01	225,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCNEIL JOHN W & VON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 FSP=[YR=2017] N10 W11 S10 E11 $ W19 S42 FOP=[YR=2008] S6 E19 FGR=[YR=2008] S7 E20 N22 W20 S15 $ N8 W7 S2 W12 $ E12 N2 E7 N7 E20 N33 $ PTR=E30 FUS=[YR=2009] E39 S42 W20 N10 W8 S10 W11 N42 $ W30 $.

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	676.00	SF	5.20	5.20	100	2009	2009	3	89	3,129	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2010	2010	3	76	2,918	

LAND DESCRIPTION

TOTAL OB/XF 6,047

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		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