LOT 20
IN OR 1926/1262
VILLAGES OF WOODBRIDGE #1

DOUGLAS WALTER K & KRISTINA
95629 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

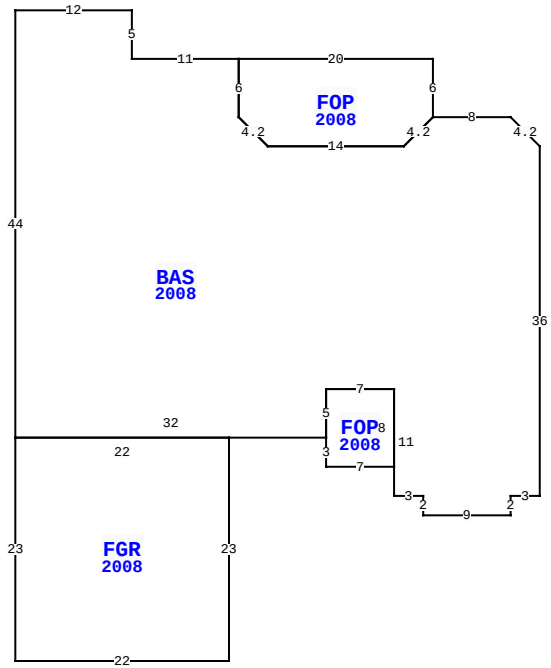
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,998	100	2008	1,998	215,984
FGR	506	55	2008	278	30,052
FOP	56	30	2008	17	1,838
FOP	171	30	2008	51	5,514
TOTALS	2,731			2,344	253,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,344	117.5020	117.50	275,420	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1998 HX Base Yr 2015



95629 SONOMA DR, FERNANDINA BEACH

BLD DATE	07/09/2008 RK	LGL DATE	04/25/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,386
TOTAL MARKET OB/XF VALUE		9,029
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		347,415
SOH/AGL Deduction		144,161
ASSESSED VALUE		203,254
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,532
TOTAL JUST VALUE		347,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20710	ELEC OTHER	2,200	04/01/2008
M13759	MECH OTHER	0	04/01/2008
C21191	CO ISSUED	0	03/01/2008
R11101	REPAIR/RRF	1,500	03/01/2008
B21191	NEW CONSTR	216,460	03/01/2008
P13125	OTHER	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/1262	6/30/2014	WD	U	I	11	100
GRANTOR: CLARK NOLAN R & ASHLE						
GRANTEE: DOUGLAS WALTER K &						
1925/0297	6/30/2014	WD	Q	I	02	217,000
GRANTOR: CLARK NOLAN & ASHLEIG						
GRANTEE: DOUGLAS WALTER K &						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2008	2008	3	88	3,002	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2009	2009	3	74	2,842	

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W8 FOP=[YR=2008] N6 W20 S6 D3 R3 E14 U3 R3 $ D3 L3 W14 U3 L3 N6 W11 N5 W12 S44 FGR=[YR=2008] S23 E22 N23 W22 $ E32 FOP=[YR=2008] S3 E7 N8 W7 S5$ N5 E7 S11 E3 S2 E9 N2 E3 N36 $.

LAND DESCRIPTION

TOTAL OB/XF 9,029

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