LOT 21
IN OR 1985/1797
VILLAGES OF WOODBRIDGE #1

GRAY CARRIE L
95626 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0210

BUILDING CHARACTERISTICS

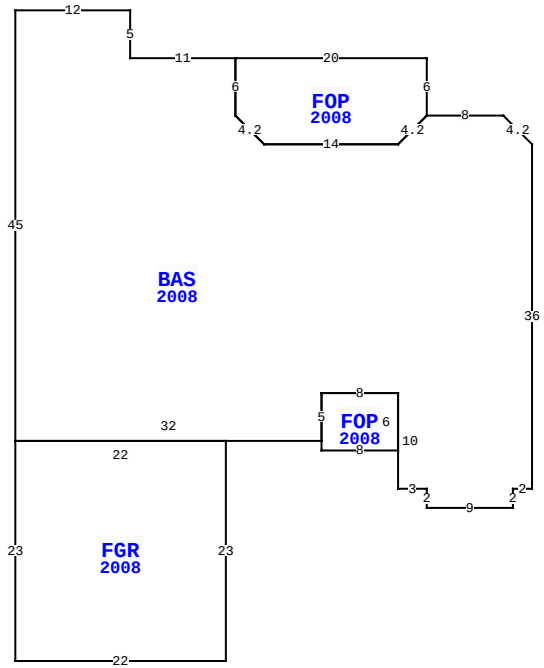
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,027	100	2008	2,027	222,942
FGR	506	55	2008	278	30,576
FOP	48	30	2008	14	1,540
FOP	171	30	2008	51	5,609
TOTALS	2,752			2,370	260,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,370	119.5502	119.55	283,334	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2027 HX Base Yr 2016



95626 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/05/2015	KK	LGL DATE		
XF DATE	08/12/2008	RK	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		260,667
TOTAL MARKET OB/XF VALUE		9,589
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,256
SOH/AGL Deduction		146,768
ASSESSED VALUE		208,488
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,766
TOTAL JUST VALUE		355,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20338	CO ISSUED	0	08/01/2007
E19908	ELEC OTHER	1,900	08/01/2007
M13249	MECH OTHER	0	08/01/2007
P12634	OTHER	0	08/01/2007
R10605	REPAIR/RRF	1,500	08/01/2007
B20338	NEW CONSTR	257,315	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1985/1797	5/14/2015	SW	U	I	12	207,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: GRAY CARRIE L						
1936/1238	9/10/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

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 S45 FGR=[YR=2008] S23 E22 N23 W22 $ E32 FOP=[YR=2008] S1 E8 N6 W8 S5$ N5 E8 S10 E3 S2 E9 N2 E2 N36 $.

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	670.00	SF	5.20	5.20	100	2008	2008	3	88	3,066	
3	0476	VF 6 SBPL	0	100	0	0	115.00	LF	32.00	32.00	100	2011	2011	3	78	2,870	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	78	468	

LAND DESCRIPTION

TOTAL OB/XF 9,589

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 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