LOT 22
IN OR 1581/1335
VILLAGES OF WOODBRIDGE #1

CRANE MARTIN S & MARIA A
95618 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0220

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

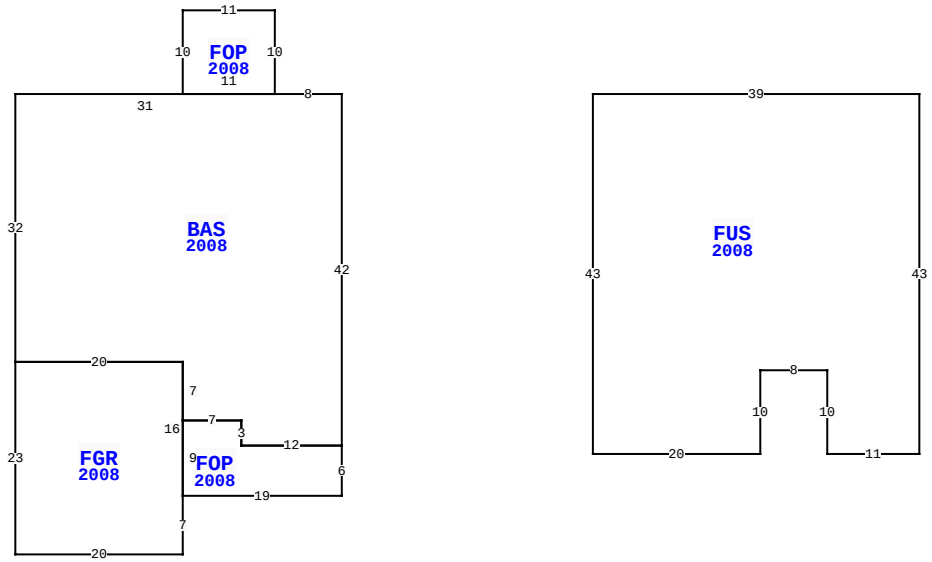
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2008	1,417	148,419
FGR	460	55	2008	253	26,500
FOP	110	30	2008	33	3,456
FOP	135	30	2008	40	4,190
FUS	1,597	100	2008	1,597	167,273
TOTALS	3,719			3,340	349,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,340	113.8500	113.85	380,259	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2009 Heated Area: 3014 HX Base Yr 2009



95618 SONOMA DR, FERNANDINA BEACH

BLD DATE	07/09/2008 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		349,838
TOTAL MARKET OB/XF VALUE		5,281
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		440,119
SOH/AGL Deduction		211,961
ASSESSED VALUE		228,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,436
TOTAL JUST VALUE		440,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13705	MECH OTHER	0	03/01/2008
P13087	OTHER	0	03/01/2008
C21132	CO ISSUED	0	02/01/2008
R11060	REPAIR/RRF	1,500	02/01/2008
B21132	NEW CONSTR	250,990	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1335	8/18/2008	WD	Q	I		222,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CRANE MARTIN S & MA						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 FOP=[YR=2008] N10 W11 S10 E11 $ W31 S32 FGR=[YR=2008] S23 E20 N7FOP=[YR=2008] E19 N6 W12 N3 W7 S9 $ N16 W20 $ E20 S7 E7 S3 E12 N42$ PTR=E30 FUS=[YR=2008] E39 S43 W11 N10 W8 S10 W20 N43 $ 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	533.00	SF	5.20	5.20	100	2008	2008	3	88	2,439	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2009	2009	3	74	2,842	

LAND DESCRIPTION

TOTAL OB/XF 5,281

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