



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
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	1,825	100	2008	1,825	204,889
FGR	480	55	2008	264	29,639
FOP	32	30	2008	10	1,122
FOP	100	30	2008	30	3,368
TOTALS	2,437			2,129	239,018

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,129	122.0296	122.03	259,802	2008	2008	0	0	0	8.00	92.00	
1 SINGLE FAM - 0% - 2025 Heated Area: 1825 HX Base Yr													
95610 SONOMA DR, FERNANDINA BEACH													
		BLD DATE	07/09/2008	RK	LGL DATE								
		XF DATE	07/09/2008	RK	LAND DATE								
		INC DATE			AG DATE								
						04/25/2025	MLU						

EXTRA FEATURES							95610 SONOMA DR, FERNANDINA BEACH				INC DATE				AG DATE			
L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185		
2	0811	CONCRETE B	0	0	0	0	780.00	SF	5.20	5.20	100	2008	2008	3	88	3,569		
3	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2009	2009	3	74	2,842		