LOT 24
IN OR 1593/629
VILLAGES OF WOODBRIDGE #1

MILLER TERRY L & AMANDA L
95604 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0240

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

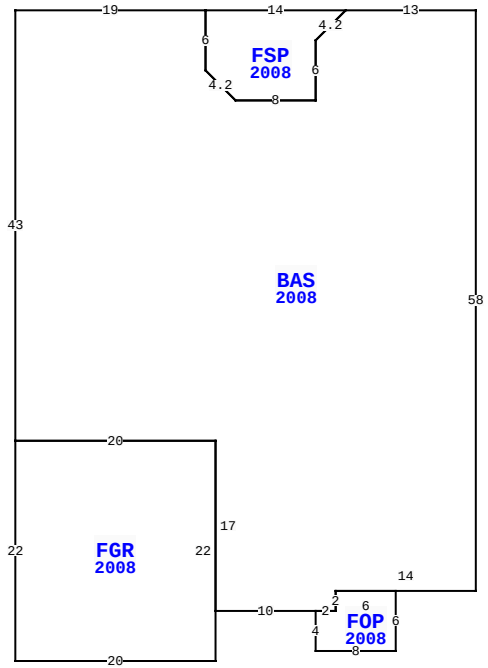
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,293	100	2008	2,293	249,287
FGR	440	55	2008	242	26,309
FOP	44	30	2008	13	1,413
FSP	99	40	2008	40	4,349
TOTALS	2,876			2,588	281,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	118.1664	118.17	305,824	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2009 Heated Area: 2293 HX Base Yr 2009



95604 SONOMA DR, FERNANDINA BEACH

BLD DATE	01/15/2009	RK	LGL DATE	
XF DATE	01/15/2009	RK	LAND DATE	04/25/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,358
TOTAL MARKET OB/XF VALUE		2,984
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,342
SOH/AGL Deduction		181,733
ASSESSED VALUE		187,609
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,887
TOTAL JUST VALUE		369,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21463	CO ISSUED	210,990	10/20/2008
B22029	REMODEL	473	10/01/2008
E20968	ELEC OTHER	2,100	06/01/2008
M13949	MECH OTHER	0	06/01/2008
P13245	OTHER	0	06/01/2008
B21463	NEW CONSTR	210,990	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1593/0629	11/13/2008	WD	Q	I		219,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MILLER TERRY L & AM						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

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	0811	CONCRETE B	0	100	0	0	652.00	SF	5.20	5.20	100	2008	2008	3	88	2,984	

BUILDING DIMENSIONS

BAS=[YR=2008] W13 FSP=[YR=2008] W14 S6 D3 R3 E8 N6 U3 R3 $ L3 D3 S6 W8 U3 L3 N6 W19 S43 FGR=[YR=2008] S22 E20 N22 W20 $ E20 S17 E10 FOP=[YR=2008] S4 E8 N6 W6 S2 W2 $ E2 N2 E14 N58 $.

LAND DESCRIPTION

TOTAL OB/XF 2,984

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