LOT 25
VILLAGES OF WOODBRIDGE #1
PB 7/229

FILASKI CRAIG & JOANN
95598 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

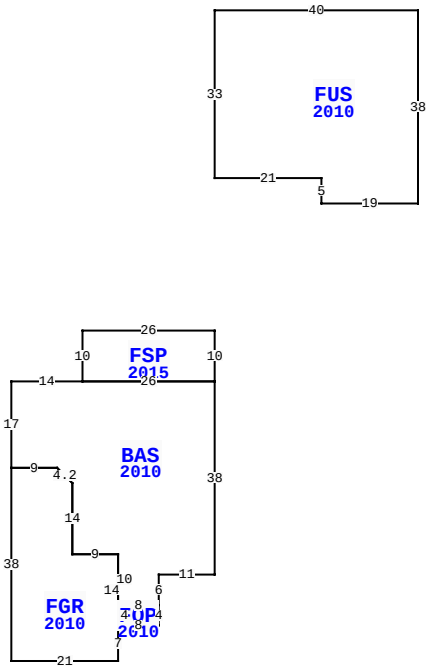
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,285	100	2010	1,285	134,218
FGR	641	55	2010	353	36,871
FOP	32	30	2010	10	1,044
FSP	260	40	2015	104	10,862
FUS	1,415	100	2010	1,415	147,795
TOTALS	3,633			3,167	330,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,167	111.8260	111.83	354,166	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2025 Heated Area: 2700 HX Base Yr 2025



95598 SONOMA DR, FERNANDINA BEACH

BLD DATE		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		330,791
TOTAL MARKET OB/XF VALUE		2,906
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		418,697
SOH/AGL Deduction		59,347
ASSESSED VALUE		359,350
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,628
TOTAL JUST VALUE		418,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23542	CO ISSUED	0	08/01/2010
B23542	NEW CONSTR	289,527	05/01/2010
M15339	H/AC	0	05/01/2010
P14267	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2699/1833	3/14/2024	WD	Q	I	01	434,000
GRANTOR: KRITRE LLC						
GRANTEE: FILASKI CRAIG & JOA						
2615/1188	1/27/2023	WD	Q	I	01	408,000
GRANTOR: MACKIE MATTHEW D & JU						
GRANTEE: KRITRE LLC & TREVOR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W26 S10 BAS=[YR=2010] W14 S17 FGR=[YR=2010] S38 E21 N7 FOP=[YR=2010] E8 N4 W8 S4 $ N14 W9 N14 U3 L3 W9 $ E9 D3 R3 S14 E9 S10 E8 N6 E11 N38 W26 $ E26 N10 $ PTR= N30 FUS=[YR=2010] N33 E40 S38 W19 N5 W21 $ S30 $.

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	621.00	SF	5.20	5.20	100	2010	2010	3	90	2,906	

LAND DESCRIPTION

TOTAL OB/XF 2,906

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