LOT 27
VILLAGES OF WOODBRIDGE #1
PB 7/229

MILLER CHRISTOPHER M & KAYLA J
95586 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0270

BUILDING CHARACTERISTICS

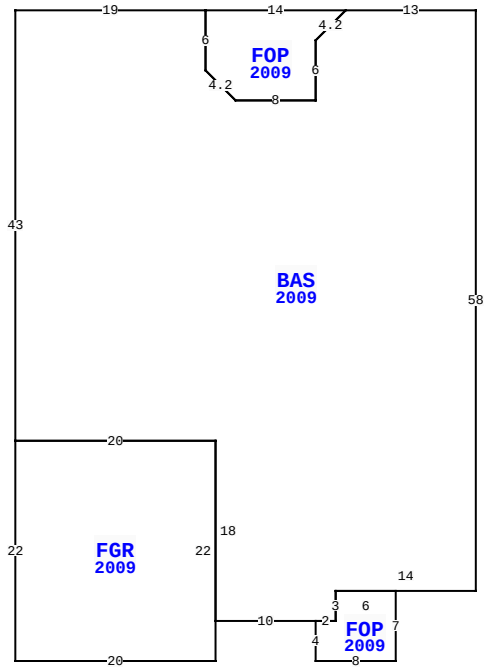
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,305	100	2009	2,305	247,433
FGR	440	55	2009	242	25,978
FOP	50	30	2009	15	1,610
FOP	99	30	2009	30	3,221
TOTALS	2,894			2,592	278,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,592	116.0544	116.05	300,802	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 2305 HX Base Yr



95586 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/05/2015 KK	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	278,242
TOTAL MARKET OB/XF VALUE	8,580
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	371,822
SOH/AGL Deduction	0
ASSESSED VALUE	371,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,822
TOTAL JUST VALUE	371,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24788	ELEC OTHER	0	02/01/2012
C22160	CO ISSUED	0	04/06/2009
E21546	ELEC OTHER	1,800	01/01/2009
M14331	MECH OTHER	0	01/01/2009
P13616	OTHER	0	01/01/2009
R11699	REPAIR/RRF	1,500	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/1205	10/15/2021	WD	Q	I	01	349,000
GRANTOR: ACEVEDO JAIME JR & CE						
GRANTEE: MILLER CHRISTOPHER						
2358/1350	5/04/2020	QC	U	I	11	100
GRANTOR: ACEVEDO JAIME G JR						
GRANTEE: ACEVEDO JAIME JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 FOP=[YR=2009] W14 S6 D3 R3 E8 N6 U3 R3 $ L3 D3 S6 W8 U3 L3 N6 W19 S43 FGR=[YR=2009] S22 E20 N22 W20 $ E20 S18 E10 FOP=[YR=2009] S4 E8 N7 W6 S3 W2 $ E2 N3 E14 N58 $.

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	0	0	0	676.00	SF	5.20	5.20	100	2009	2009	3	89	3,129	
2	0476	VF 6 SBPL	0	0	0	0	209.00	LF	32.00	32.00	100	2011	2011	3	78	5,217	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	

LAND DESCRIPTION

TOTAL OB/XF 8,580

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	0	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