LOT 29
VILLAGES OF WOODBRIDGE #1
PB 7/229

TOSI JESSE W R & KIMBERLY A
95572 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

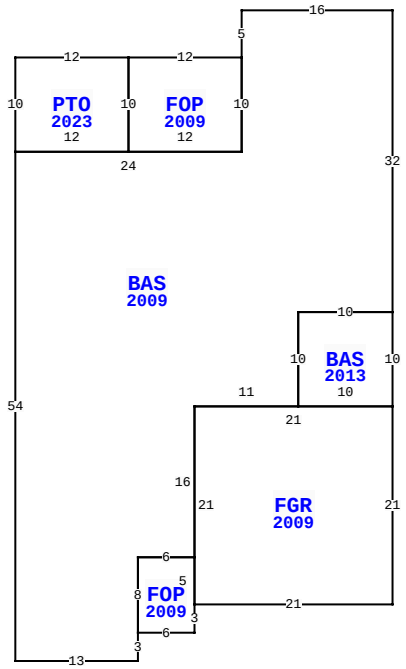
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,667	100	2009	1,667	182,972
BAS	100	100	2013	100	10,976
FGR	441	55	2009	243	26,672
FOP	48	30	2009	14	1,537
FOP	120	30	2009	36	3,951
PTO	120	5	2023	6	659
TOTALS	2,496			2,066	226,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,066	118.1488	118.15	244,098	2009	2009	0	0	0	7.10	92.90

1 SINGLE FAM – 100% - 2023 Heated Area: 1767 HX Base Yr



95572 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/02/2010 RK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,767
TOTAL MARKET OB/XF VALUE		6,274
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,041
SOH/AGL Deduction		32,344
ASSESSED VALUE		285,697
TOTAL EXEMPTION VALUE	13	285,697
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		318,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326373	NEW CONSTR	0	07/01/2013
C22851	CO ISSUED	0	11/01/2009
E22123	ELEC OTHER	1,800	09/01/2009
M14853	MECH OTHER	0	09/01/2009
P13933	OTHER	0	09/01/2009
R12078	REPAIR/RRF	1,200	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2567/0096	5/31/2022	WD	Q	I	01	381,000
GRANTOR: PARTSCH ANTHONY & KAT						
GRANTEE: TOSI JESSE W R & KI						
2065/0727	8/15/2016	WD	Q	I	02	200,000
GRANTOR: MOATS JEREMY J & NICO						
GRANTEE: PARTSCH ANTHONY & K						

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	667.00	SF	5.20	5.20	100	2009	2009	3	89	3,087	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2013	2013	3	83	3,187	

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W16 S5 S10 W24 S54 E13 N3 N8 E6 N16 E11 N10 E10 N32 $
FGR=[YR=2009;ORIG=-21,63] E21 N21 W21 S21 $
FOP=[YR=2009;ORIG=-16,5] W12 S10 E12 N10 $
BAS=[YR=2013;ORIG=0,42] N10 W10 S10 E10 $
FOP=[YR=2009;ORIG=-27,66] E6 N3 N5 W6 S8 $
PTO=[YR=2023;ORIG=-28,5] W12 S10 E12 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,274

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