

LOT 31
VILLAGES OF WOODBRIDGE #1
PB 7/229

LONDONO FAMILY TRUST/LONDONO CARLOS E TRUSTEE
95560 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0310



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	30	VINYL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	5 100
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	128,519
FGR	641	55	2010	353	35,306
FOP	32	30	2010	10	1,000
FUS	1,415	100	2010	1,415	141,522
PTO	64	5	2010	3	300

TOTALS 3,437 3,066 306,646

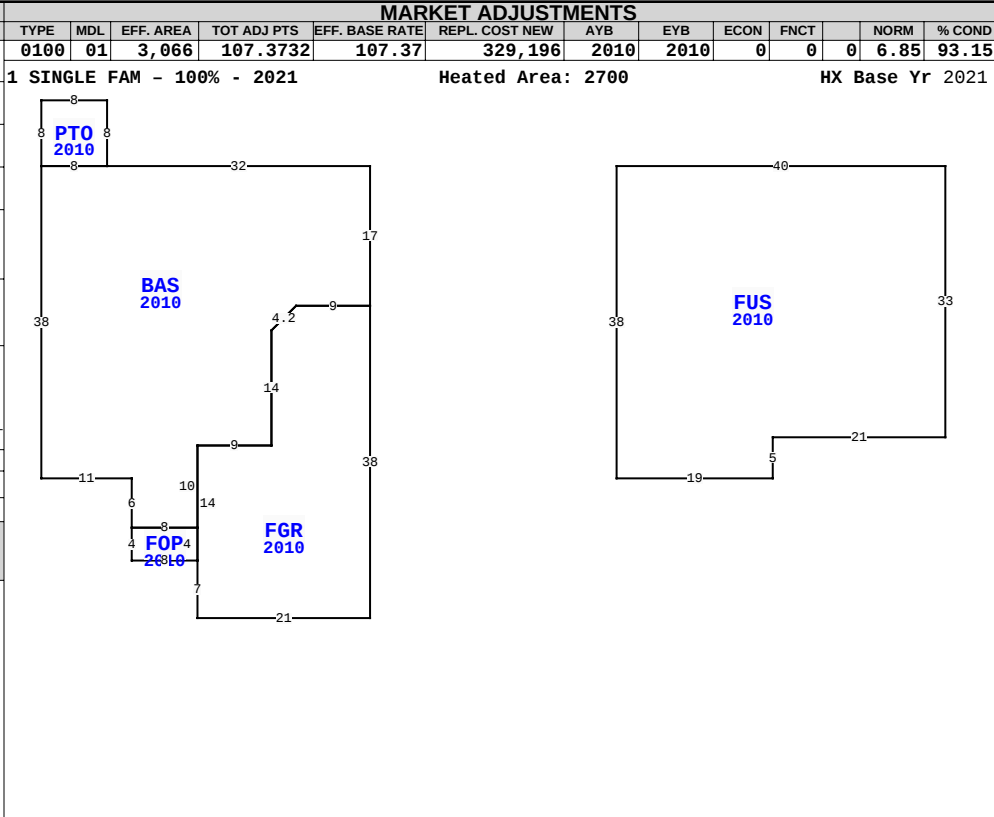
EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	2010	2010	3	90	3,192	
2	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2011	2011	3	78	3,994	
3	0470	VNVL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	78	468	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	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 06/03/2024 BY KBA



95560 SONOMA DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 7,654

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		306,646
TOTAL MARKET OB/XF VALUE		7,654
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		399,300
SOH/AGL Deduction		128,499
ASSESSED VALUE		270,801
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,079
TOTAL JUST VALUE		399,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105401	(17) WINDOWS	15,855	04/28/2021
C22925	CO ISSUED	0	01/28/2010
E22257	ELEC OTHER	0	11/01/2009
M14944	H/AC	0	11/01/2009
P14019	OTHER	0	11/01/2009
B0922925	NEW CONSTR	222,552	10/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2667/11	8/12/2023	WD U	I	11	
GRANTOR: LONDONO CARLOS E & CL					
GRANTEE: LONDONO FAMILY TRUS					
1673/1479	4/22/2010	WD Q	I	01	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: LONDONO CARLOS E &					

04/25/2025 MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W32 PTO=[YR=2010] N8 W8 S8 E8 \$ W8 S38 E11 S6
FOP=[YR=2010] S4 E8 FGR=[YR=2010] S7 E21 N38 W9 D3 L3 S14
W9 S14 \$ N4 W8 \$ E8 N10 E9 N14 U3 R3 E9 N17 \$ PTR= E30
FUS=[YR=2010] E40 S33 W21 S5 W19 N38 \$ W30 \$.

PRINTED 07/30/2025 BY SYS