

DITTMAR MARGUERITE/TACKA JACKSON TIMOTHY
95550 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

40-2N-28-225V-0001-0330

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						276,795						
TOTAL MARKET OB/XF VALUE						5,806						
TOTAL LAND VALUE - MARKET						85,000						
TOTAL MARKET VALUE						367,511						
SOH/AGL Deduction						0						
ASSESSED VALUE						367,511						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						367,511						
TOTAL JUST VALUE						367,511						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						345,209						
PERMIT NUM		DESCRIPTION				AMT		ISSUED				
R2105974		WINDOW				3,000		05/11/2021				
C23581		CO ISSUED				0		08/01/2010				
E22717		ELEC OTHER				0		06/01/2010				
M15423		H/AC				0		06/01/2010				
P14305		OTHER				0		06/01/2010				
B23581		NEW CONSTR				207,136		05/01/2010				
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2789/1177		5/21/2025		WD	Q	I	01	396,500				
GRANTOR: VORRASI CATHERINE M												
GRANTEE: DITTMAR MARGUERITE												
2596/0415		10/12/2022		WD	Q	I	01	430,000				
GRANTOR: NEIGHBORS RICHARD T &												
GRANTEE: VORRASI CATHERINE M												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2010;ORIG=-10,0] W30 S41 E21 S20 E6 S7 E13 N45 W10 N23 \$												
FGR=[YR=2010;ORIG=-40,41] S21 E20 E1 N21 W21 \$												
FSP=[YR=2010;ORIG=0,0] W10 S23 E10 N23 \$												
FOP=[YR=2010;ORIG=-20,62] S5 E7 N6 W6 S1 W1 \$												
UOP=[YR=2023;ORIG=-10,0] E10 S23 E20 U28R4 W34 S5 \$												
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY		DECL		FRZ		YR	CONSRV
85,000												
Common: 85,000												
PRINTED 07/30/2025 BY SYS												