LOT 34
VILLAGES OF WOODBRIDGE #1
PB 7/229

CRESS STEPHEN/CRESS JENNIFER ET AL
95546 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

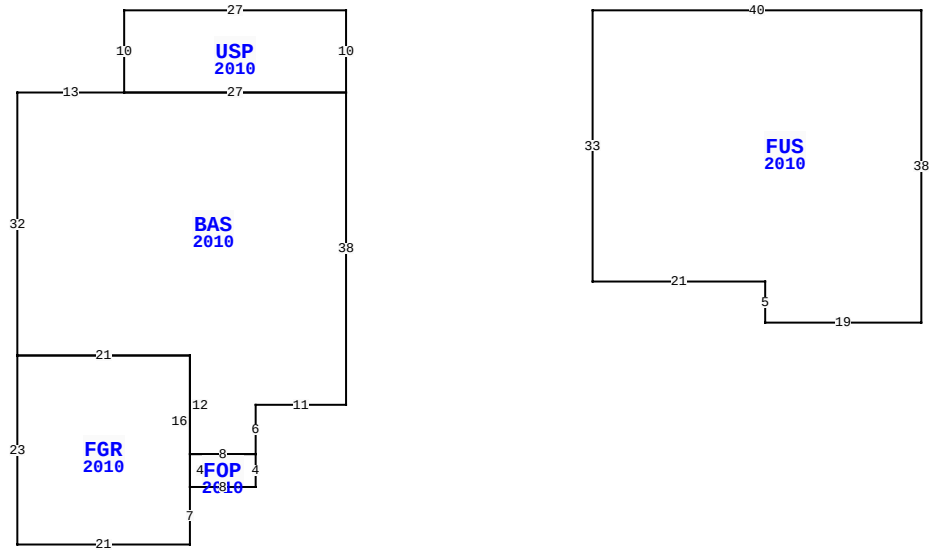
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,442	100	2010	1,442	149,242
FGR	483	55	2010	266	27,530
FOP	32	30	2010	10	1,035
FUS	1,415	100	2010	1,415	146,447
USP	270	30	2010	81	8,384
TOTALS	3,642			3,214	332,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,214	110.8140	110.81	356,143	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 2025 Heated Area: 2857 HX Base Yr



95546 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/06/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	332,638
TOTAL MARKET OB/XF VALUE	2,831
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	420,469
SOH/AGL Deduction	0
ASSESSED VALUE	420,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,469
TOTAL JUST VALUE	420,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23757	ADDITION	5,060	07/01/2010
C23221	CO ISSUED	0	04/28/2010
E22405	ELEC OTHER	0	02/01/2010
M15058	MECH OTHER	0	02/01/2010
P14112	OTHER	0	01/01/2010
B23221	NEW CONSTR	326,238	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/138	7/16/2025	FJ	U	I	11	0
GRANTOR: CRESS LINDA M EST						
GRANTEE: CRESS STEPHEN						
1811/0445	9/04/2012	QC	U	I	11	100
GRANTOR: CRESS LINDA M & STEPH						
GRANTEE: CRESS LINDA M						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] W27 S10 BAS=[YR=2010] W13 S32 FGR=[YR=2010] S23 E21 N7 FOP=[YR=2010] E8 N4 W8 S4 $ N16 W21 $ E21 S12 E8 N6 E11 N38 W27 $ E27 N10 $ PTR= E30 FUS=[YR=2010] E40 S38 W19 N5 W21 N33 $ W30 $.

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	605.00	SF	5.20	5.20	100	2010	2010	3	90	2,831	

LAND DESCRIPTION

TOTAL OB/XF 2,831

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	000134	C	RES POND	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