LOT 35
IN OR 2070/1453
VILLAGES OF WOODBRIDGE #1

BOBINGER MEGAN E & CLAYTON E
96328 GRANITE TRL
YULEE, FL 32097

2025

40-2N-28-225V-0001-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

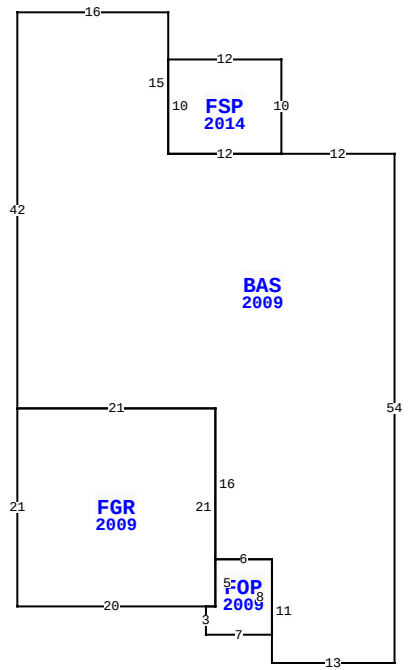
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,767	100	2009	1,767	204,208
FGR	441	55	2009	243	28,083
FOP	51	30	2009	15	1,734
FSP	120	40	2014	48	5,547
TOTALS	2,379			2,073	239,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	124.4012	124.40	257,881	2009	2009	0	0	0	7.10	92.90

1 SINGLE FAM – 0% - 2023 Heated Area: 1767 HX Base Yr



95540 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/05/2015 KK	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	239,571
TOTAL MARKET OB/XF VALUE	7,733
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	332,304
SOH/AGL Deduction	0
ASSESSED VALUE	332,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,304
TOTAL JUST VALUE	332,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22926	CO ISSUED	0	01/08/2010
M14906	H/AC	0	11/01/2009
E0922198	ELEC OTHER	1,800	10/01/2009
P0913989	OTHER	0	10/01/2009
B0922926	NEW CONSTR	173,790	10/01/2009
R0912125	REPAIR/RRF	1,200	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/1453	9/08/2016	WD	Q	I	01	195,000
GRANTOR: ALICEA DAVID LLORENS						
GRANTEE: BOBINGER MEGAN E &						
1661/0230	2/01/2010	WD	Q	I	01	173,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ALICEA DAVID LLOREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 FSP=[YR=2014] N10 W12 S10 E12 $ W12 N15 W16 S42 FGR=[YR=2009] S21 E20 FOP=[YR=2009] S3 E7 N8 W6 S5 W1 $ E1 N21 W21 $ E21 S16 E6 S11 E13 N54 $.

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	690.00	SF	5.20	5.20	100	2009	2009	3	89	3,193	
2	0855	CONC PAVER	0	0	0	0	179.00	SF	7.00	7.00	100	2011	2011	3	91	1,140	
3	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2016	2016	3	89	1,709	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0479	VF PICKET	0	0	0	0	160.00	LF	10.00	10.00	100	2016	2016	3	89	1,424	

LAND DESCRIPTION

TOTAL OB/XF 7,733

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