LOT 37
IN OR 1650/1918
VILLAGES OF WOODBRIDGE #1

ANTHONY MICHAEL A & KRISTEN L
95528 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0370

BUILDING CHARACTERISTICS

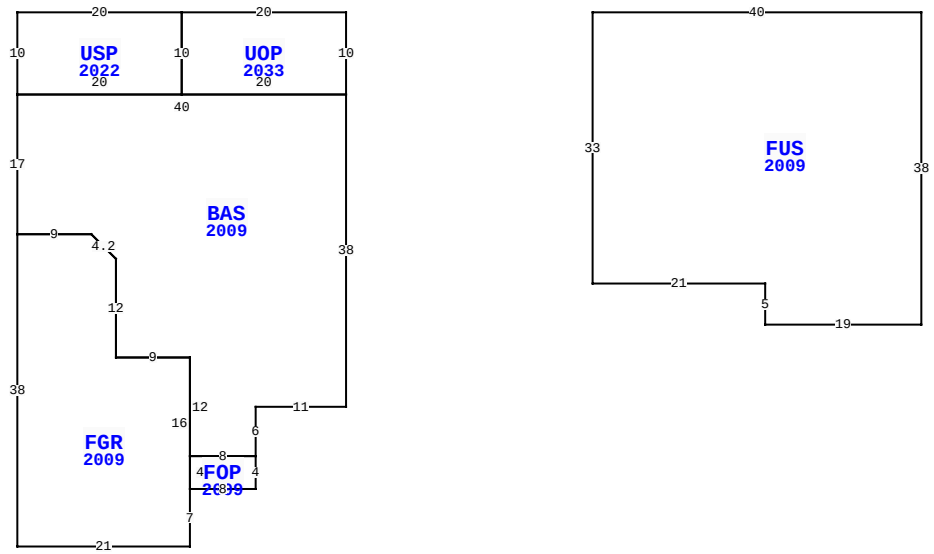
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,267	100	2009	1,267	128,404
FGR	659	55	2009	362	36,687
FOP	32	30	2009	10	1,014
FUS	1,415	100	2009	1,415	143,402
UOP	200	20	2033	40	4,054
USP	200	30	2022	60	6,080
TOTALS	3,773			3,154	319,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,154	109.0936	109.09	344,070	2009	2009	0	0	0	7.10	92.90

1 SINGLE FAM – 100% - 2011 Heated Area: 2682 HX Base Yr 2011



95528 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/05/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,641
TOTAL MARKET OB/XF VALUE		6,158
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		410,799
SOH/AGL Deduction		192,161
ASSESSED VALUE		218,638
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		162,916
TOTAL JUST VALUE		410,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016326	ADDITION	13,296	10/31/2022
M2004205	H/AC	5,000	06/01/2020
B25312	R/R	3,620	11/01/2011
E21995	ELEC OTHER	2,200	08/01/2009
M14756	MECH OTHER	0	08/01/2009
P13866	OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1650/1918	11/12/2009	WD	Q	I	01	202,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ANTHONY MICHAEL A &						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2033] W20 USP=[YR=2022] W20 S10 BAS=[YR=2009] S17 FGR=[YR=2009] S38 E21 N7 FOP=[YR=2009] E8 N4 W8 S4 $ N16 W9 N12 U3 L3 W9 $ E9 D3 R3 S12 E9 S12 E8 N6 E11N38 W40 $ E20 N10$ S10 E20 N10$PTR=E30 FUS=[YR=2009] 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	100	0	0	595.00	SF	5.20	5.20	100	2009	2009	3	89	2,754	
2	0476	VF 6 SBPL	0	100	0	0	127.00	LF	32.00	32.00	100	2011	2011	3	78	3,170	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	

LAND DESCRIPTION

TOTAL OB/XF 6,158

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	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 01/18/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS