

LOT 40
IN OR 2103/88
VILLAGES OF WOODBRIDGE #1

SUTTON WILLIAM & BARBARA LIVING TRUST/SUTTON WILLI
95512 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0400



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
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		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	2,328	100	2008	2,328	248,551
FGR	440	55	2008	242	25,837
FOP	50	30	2008	15	1,602
FSP	99	40	2008	40	4,271
TOTALS	2,917			2,625	280,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,625	116.0544	116.05	304,631	2008	2008	0	0	8.00	92.00

1 SINGLE FAM - 100% - 2024