LOT 41
IN OR 1642/116
VILLAGES OF WOODBRIDGE #1

GEIGER WENDY G
95508 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**40-2N-28-225V-0001-0410**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

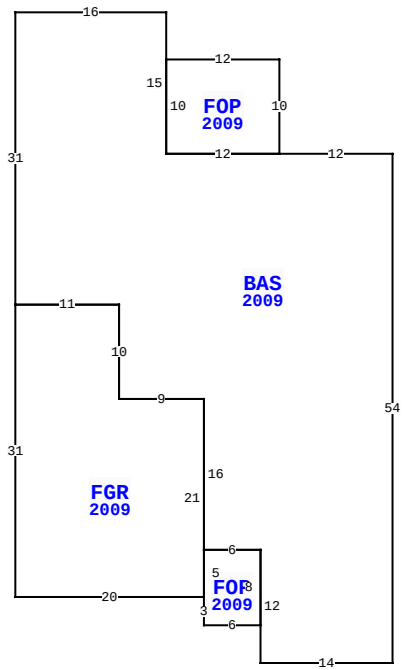
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,658 | 100 | 2009 | 1,658 | 181,152 |
| FGR | 530 | 55 | 2009 | 292 | 31,904 |
| FOP | 48 | 30 | 2009 | 14 | 1,530 |
| FOP | 120 | 30 | 2009 | 36 | 3,933 |
| TOTALS | 2,356 | | | 2,000 | 218,519 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,000 | 117.6098 | 117.61 | 235,220 | 2009 | 2009 | 0 | 0 | 0 | 7.10 | 92.90 |

1 SINGLE FAM – 100% - 2010 Heated Area: 1658 HX Base Yr 2010




95508 SONOMA DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 218,519 |
| TOTAL MARKET OB/XF VALUE | | 4,322 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 307,841 |
| SOH/AGL Deduction | | 140,714 |
| ASSESSED VALUE | | 167,127 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 116,405 |
| TOTAL JUST VALUE | | 307,841 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 288,113 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M173132 | H/AC | 0 | 05/01/2017 |
| C22576 | CO ISSUED | 0 | 09/09/2009 |
| E21900 | ELEC OTHER | 1,800 | 07/01/2009 |
| M14659 | MECH OTHER | 0 | 07/01/2009 |
| B22576 | NEW CONSTR | 162,583 | 06/01/2009 |
| R11927 | REPAIR/RRF | 1,500 | 06/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1642/0116 | 9/29/2009 | WD | Q | I | 01 | 162,900 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: GEIGER WENDY G | | | | | | |
| 1361/0587 | 10/24/2005 | WD | U | V | 19 | 5,610,000 |
| GRANTOR: WOODBRIDGE NASSAU JOI | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W12 FOP=[YR=2009] N10 W12 S10 E12 $ W12 N15 W16 S31 FGR=[YR=2009] S31 E20 FOP=[YR=2009] S3 E6 N8 W6 S5 $ N21 W9 N10 W11$ E11 S10 E9 S16 E6 S12 E14 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 | 100 | 0 | 0 | 686.00 | SF | 5.20 | 5.20 | 100 | 2009 | 2009 | 3 | 89 | 3,175 | |
| 2 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 147.00 | LF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 78 | 1,147 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,322

| 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 | 000100 | C | RES | 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 06/07/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS