LOT 42
IN OR 1681/1206
VILLAGES OF WOODBRIDGE #1

FRAZIER CAMERON W
95502 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0420

BUILDING CHARACTERISTICS

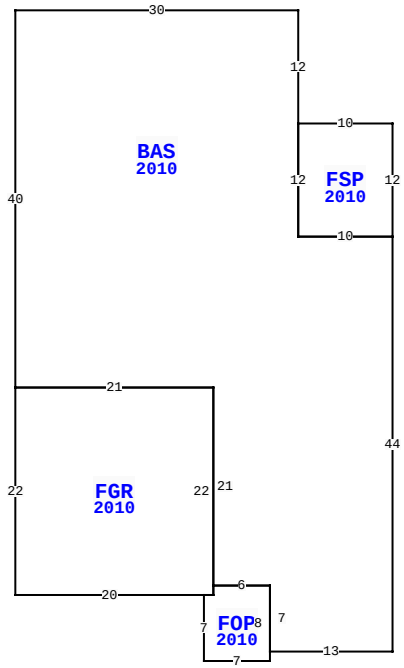
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,850	100	2010	1,850	208,247
FGR	462	55	2010	254	28,592
FOP	55	30	2010	16	1,801
FSP	120	40	2010	48	5,403
TOTALS	2,487			2,168	244,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	120.5204	120.52	261,287	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2012 Heated Area: 1850 HX Base Yr 2012



95502 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,042
TOTAL MARKET OB/XF VALUE		3,285
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		332,327
SOH/AGL Deduction		160,297
ASSESSED VALUE		172,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,308
TOTAL JUST VALUE		332,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23339	CO ISSUED	0	06/02/2010
E22510	ELEC OTHER	0	03/01/2010
P14180	PLUMBING	0	03/01/2010
B23339	NEW CONSTR	246,682	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1681/1206	6/02/2010	WD	Q	I	01	180,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FRAZIER CAMERON W						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	702.00	SF	5.20	5.20	100	2010	2010	3	90	3,285	

BUILDING DIMENSIONS

FSP=[YR=2010] W10 BAS=[YR=2010] N12 W30 S40 FGR=[YR=2010] S22 E20 FOP=[YR=2010] S7 E7 N8 W6 S1 W1 $ E1 N22 W21 $ E21 S21 E6 S7 E13 N44 W10 N12 $ S12 E10 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 3,285

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 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