

LOT 44
VILLAGES OF WOODBRIDGE #1
PB 7/229

GUY JANA L/E/
95488 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0440



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		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	1,860	100	2007	1,860	205,300
FGR	400	55	2007	220	24,283
FOP	21	30	2007	6	662
FSP	100	40	2007	40	4,415
TOTALS	2,381			2,126	234,660

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0 100	0 0	652.00	SF	5.20	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

1 SINGLE FAM - 100% - 2024

Heated Area: 1860

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

12/31/2007

RK

04/25/2025

MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					234,660				
TOTAL MARKET OB/XF VALUE					2,950				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					322,610				
SOH/AGL Deduction					11,715				
ASSESSED VALUE					310,895				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					260,173				
TOTAL JUST VALUE					322,610				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					302,133				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240013541	NEW RES SWIMMING	111,218	12/06/2024
C20023	CO ISSUED	0	06/01/2007
B20023	NEW CONSTR	266,090	06/01/2007
E19435	ELEC OTHER	1,900	06/01/2007
M13074	MECH OTHER	0	06/01/2007
P12472	OTHER	0	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2781/450	4/14/2025	LE	U	I	11	100	
GRANTOR: GUY JANA TRUSTEE							
GRANTEE: GUY JANA L/E							
2628/1544	3/31/2023	WD	Q	I	01	307,000	
GRANTOR: BUERGER CANDICE SUE &							
GRANTEE: GUY JANA REVOCABLE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FSP=[YR=2007] N10 W10 S10 E10 \$ W30 S30									
FGR=[YR=2007] S20 E20 N20 W20 \$ E20 S15 E9 FOP=[YR=2007] S3									
E7 N3 W7 \$ E19 N45 \$.									