LOT 47
VILLAGES OF WOODBRIDGE #1
PB 7/229

SPENCER THOMAS HARRISON
95470 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0470

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

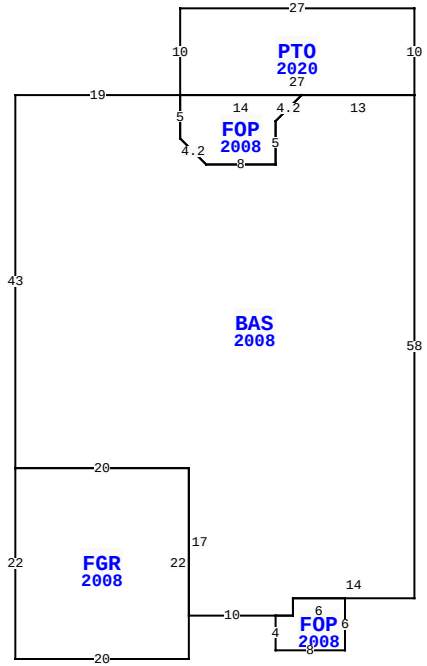
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100	2008	2,304	245,989
FGR	440	55	2008	242	25,837
FOP	44	30	2008	13	1,388
FOP	88	30	2008	26	2,776
PTO	270	5	2020	14	1,495
TOTALS	3,146			2,599	277,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	116.0544	116.05	301,614	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2304 HX Base Yr 2023



95470 SONOMA DR, FERNANDINA BEACH

BLD DATE		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		277,485
TOTAL MARKET OB/XF VALUE		7,460
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,945
SOH/AGL Deduction		38,286
ASSESSED VALUE		331,659
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,937
TOTAL JUST VALUE		369,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21742	CO ISSUED	0	01/21/2009
E21295	NEW CONSTR	2,100	10/01/2008
M14180	H/AC	0	10/01/2008
P13459	OTHER	0	09/01/2008
B21742	NEW CONSTR	237,715	07/01/2008
R11440	REPAIR/RRF	1,500	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0430	5/05/2022	WD	Q	I	01	400,000
GRANTOR: HALE LINDSAY J						
GRANTEE: SPENCER THOMAS HARR						
1872/1045	8/06/2013	WD	Q	I	02	190,000
GRANTOR: WOOD CECIL B & EDITH						
GRANTEE: HALE LINDSAY J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] N10 W27 S10 E27$ BAS=[YR=2008] W13 FOP=[YR=2008] W14 S5 R3 D3 E8 N5 U3 R3 $ L3 D3 S5 W8 U3 L3 N5 W19 S43 FGR=[YR=2008] S22 E20 N22 W20 $ E20 S17 E10 FOP=[YR=2008] S4 E8 N6 W6 S2 W2 $ E2 N2 E14 N58 $.

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	647.00	SF	5.20	5.20	100	2008	2008	3	88	2,961	
2	0476	VF 6 SBPL	0	100	0	0	190.00	LF	32.00	32.00	100	2009	2009	3	74	4,499	

LAND DESCRIPTION

TOTAL OB/XF 7,460

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/27/2021 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS