



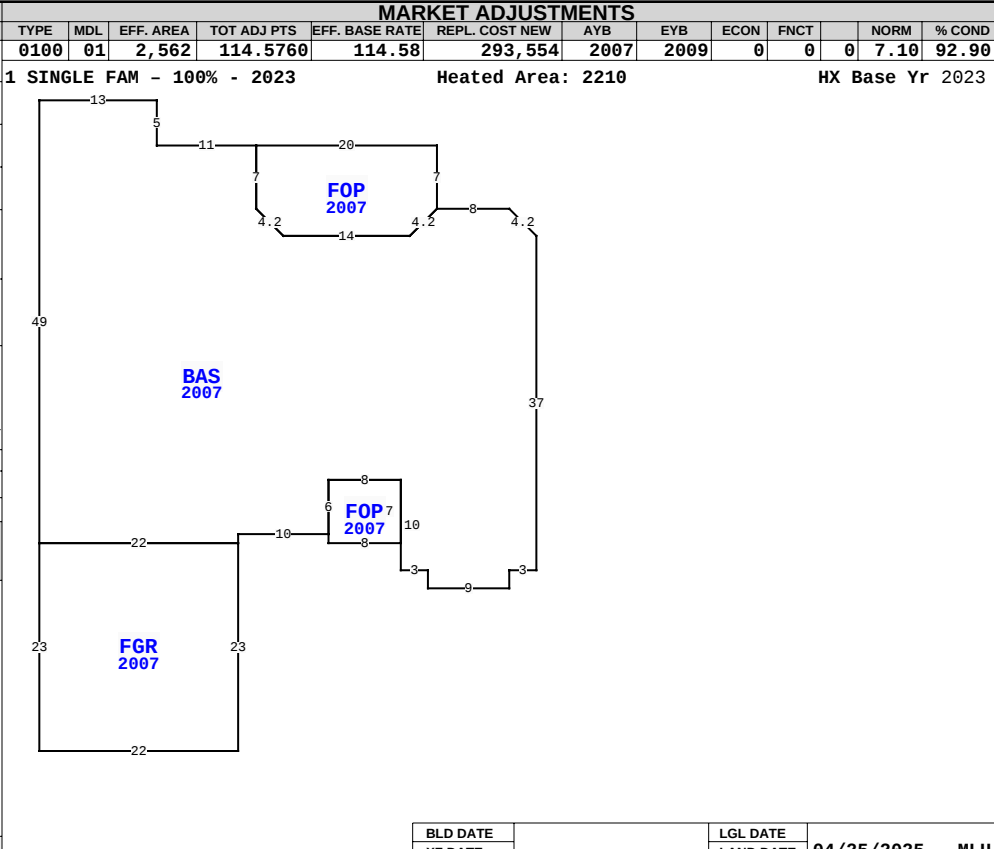
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,210	100	2007	2,210	235,243
FGR	506	55	2007	278	29,591
FOP	56	30	2007	17	1,810
FOP	191	30	2007	57	6,067
TOTALS	2,963			2,562	272,712

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	742.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	245.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00



95462 SONOMA DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/25/2025 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			272,712
TOTAL MARKET OB/XF VALUE			13,904
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			371,616
SOH/AGL Deduction			37,444
ASSESSED VALUE			334,172
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			283,450
TOTAL JUST VALUE			371,616
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010172	REPAIR/RRF	14,575	11/01/2020
M2004499	H/AC	2,000	06/01/2020
M12331	MECH OTHER	0	12/01/2006
C18860	CO ISSUED	0	11/01/2006
B18860	NEW CONSTR	300,490	11/01/2006
E18400	ELEC OTHER	1,900	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2557/0027	4/20/2022	FJ	U	I	11
GRANTOR: MURTY ROCHELLE JOANN					
GRANTEE: OVERBAY ROCHELLE JO					
2480/0211	7/15/2021	WD	Q	I	01
GRANTOR: MASTROIANNI MANDY L A					
GRANTEE: MURTY ROCHELLE J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] U3 L3 W8 FOP=[YR=2007] N7 W20 S7 D3 R3 E14 U3 R3 \$ D3 L3 W14 U3 L3 N7 W11 N5 W13 S49 FGR=[YR=2007] S23 E22 N23 W22 \$ E22 N1 E10 FOP=[YR=2007] S1 E8 N7 W8 S6 \$ N6 E8 S10 E3 S2 E9 N2 E3 N37 \$.									

LAND DESCRIPTION										TOTAL OB/XF										13,904									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												
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