LOT 49
VILLAGES OF WOODBRIDGE #1
PB 7/229

BAGLEY MELISSA M & JONATHAN AARON
95456 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0001-0490

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

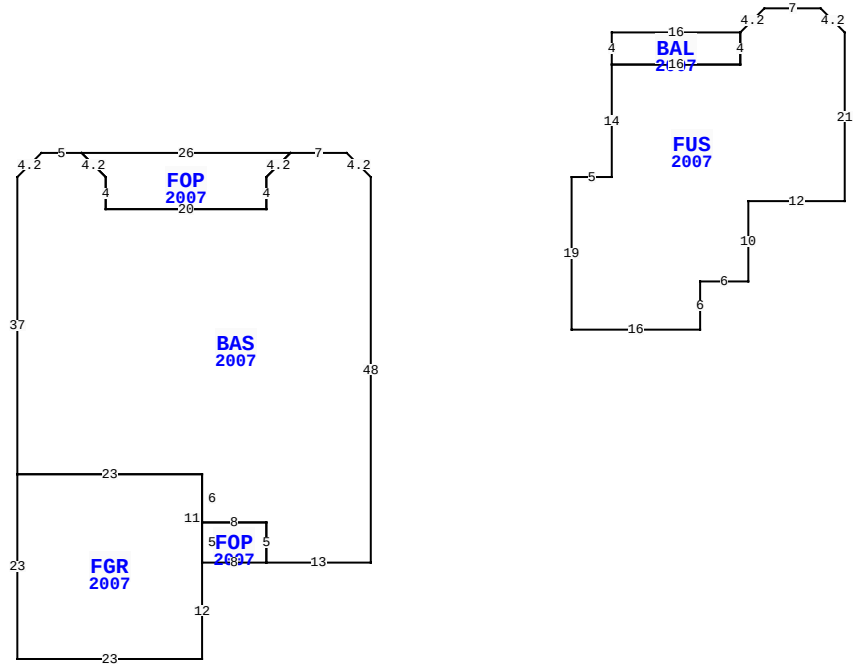
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	64	15	2007	10	1,023
BAS	1,793	100	2007	1,793	183,494
FGR	529	55	2007	291	29,781
FOP	40	30	2007	12	1,228
FOP	149	30	2007	45	4,605
FUS	906	100	2007	906	92,720
TOTALS	3,481			3,057	312,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,057	111.4212	111.42	340,611	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2023 Heated Area: 2699 HX Base Yr 2023



95456 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		312,851
TOTAL MARKET OB/XF VALUE		3,180
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		401,031
SOH/AGL Deduction		43,069
ASSESSED VALUE		357,962
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,240
TOTAL JUST VALUE		401,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12330	MECH OTHER	0	12/01/2006
C18839	CO ISSUED	0	11/01/2006
B18839	NEW CONSTR	325,690	11/01/2006
E18399	ELEC OTHER	2,100	11/01/2006
P11745	OTHER	0	11/01/2006
R09904	REPAIR/RRF	1,500	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0582	9/14/2022	WD	Q	I	01	448,000
GRANTOR: KRETSCHMER JOHN & CAR						
GRANTEE: BAGLEY MELISSA MARI						
2041/1141	4/06/2016	SW	U	I	12	181,500
GRANTOR: ASSET MTG INVESTMENT						
GRANTEE: KRETSCHMER JOHN & C						

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	703.00	SF	5.20	5.20	100	2007	2007	3	87	3,180	

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W7 FOP=[YR=2007] W26 D3 R3 S4 E20 N4 U3 R3 $ D3 L3 S4 W20 N4 U3 L3 W5 D3 L3 S37 FGR=[YR=2007] S23 E23 N12 FOP=[YR=2007] E8 N5 W8 S5 $ N11 W23 $ E23 S6 E8 S5 E13 N48 $ PTR=E25 FUS=[YR=2007] E5 N14 BAL=[YR=2007] N4 E16 S4 W16$ E16 N4 U3 R3 E7 D3 R3 S21 W12 S10 W6 S6 W16 N19$ W25 $.

LAND DESCRIPTION

TOTAL OB/XF 3,180

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 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS