LOT 50
VILLAGES OF WOODBRIDGE #1
PB 7/229

VERY NICE RENTALS LLC
3480 EASTON ST NE
CANTON, OH 44721

2025

40-2N-28-225V-0001-0500

BUILDING CHARACTERISTICS

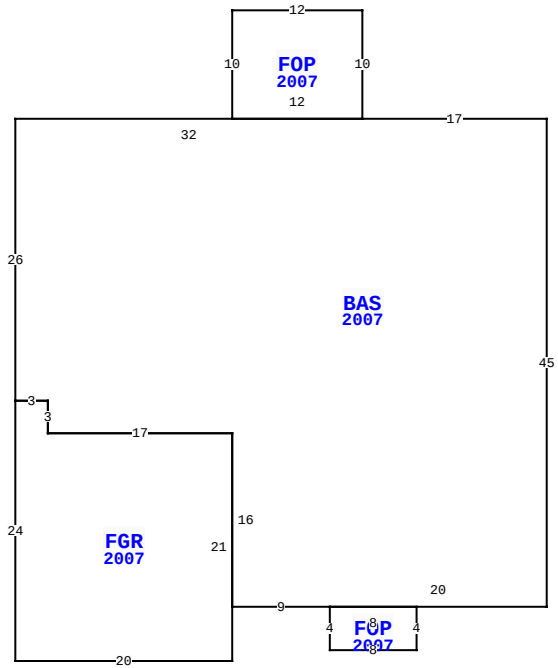
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,876	100	2007	1,876	197,748
FGR	429	55	2007	236	24,876
FOP	32	30	2007	10	1,054
FOP	120	30	2007	36	3,795
TOTALS	2,457			2,158	227,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,158	114.6992	114.70	247,523	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 0% - 0 Heated Area: 1876 HX Base Yr



95448 SONOMA DR, FERNANDINA BEACH

BLD DATE	07/10/2007	RK	LGL DATE	
XF DATE	07/10/2007	RK	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	227,474
TOTAL MARKET OB/XF VALUE	3,072
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	315,546
SOH/AGL Deduction	41,265
ASSESSED VALUE	274,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,281
TOTAL JUST VALUE	315,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12374	MECH OTHER	0	01/01/2007
C19187	CO ISSUED	0	12/01/2006
B19187	NEW CONSTR	281,215	12/01/2006
E18546	ELEC OTHER	2,100	12/01/2006
P11829	OTHER	0	12/01/2006
R09958	REPAIR/RRF	1,500	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2341/0028	2/20/2020	WD	U	I	37	175,000
GRANTOR: PFEIFLE TRENT S & CAI						
GRANTEE: VERY NICE RENTALS L						
1949/1629	11/28/2014	SW	U	I	12	178,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: PFEIFLE TRENT S & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FOP=[YR=2007] N10 W12 S10 E12 $ W32 S26
FGR=[YR=2007] S24 E20 N21 W17 N3 W3 $ E3 S3 E17 S16 E9
FOP=[YR=2007] S4 E8 N4 W8 $ E20 N45 $.

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	0	0	0	679.00	SF	5.20	5.20	100	2007	2007	3	87	3,072	

LAND DESCRIPTION

TOTAL OB/XF 3,072

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	0		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