

LOT 9
IN OR 2185/1654
VILLAGES OF WOODBRIDGE #2

SHIPPEY JESSICA E/SHIPPEY LINDA
95397 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0002-0090



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 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	1,733	100	2010	1,733	192,810
FGR	457	55	2010	251	27,926
FOP	20	30	2010	6	668
FSP	112	40	2019	45	5,006
TOTALS	2,322			2,035	226,410

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,035	119.1190	119.12	242,409	2010	2010	0	0	6.60	93.40
1 SINGLE FAM - 100% - 2019 Heated Area: 1733 HX Base Yr 2019											
95397 SONOMA DR, FERNANDINA BEACH											

BLD DATE	02/05/2015	KK	LGL DATE	
XF DATE			LAND DATE	04/25/2025
INC DATE			AG DATE	MLU

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	549.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
100	2010	2010	3	90	2,569
100	2018	2018	3	92	3,827
100	2018	2018	3	92	276

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
1.00	1.00	1.00	85,000.00	85,000.00	85,000						

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											226,410
TOTAL MARKET OB/XF VALUE											6,672
TOTAL LAND VALUE - MARKET											85,000
TOTAL MARKET VALUE											318,082
SOH/AGL Deduction											116,756
ASSESSED VALUE											201,326
TOTAL EXEMPTION VALUE											50,722
BASE TAXABLE VALUE											150,604
TOTAL JUST VALUE											318,082
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											298,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22876	CO ISSUED	0	11/22/2010
M0914860	H/AC	0	10/01/2009
E22128	ELEC OTHER	1,800	09/01/2009
P13940	OTHER	0	09/01/2009
R12098	REPAIR/RRF	1,300	09/01/2009
B22876	NEW CONSTR	174,950	09/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2185/1654	3/23/2018	WD	Q	I	01	192,000
GRANTOR: JONES ROBERT E & ANDR						
GRANTEE: SHIPPEY JESSICA E &						
1737/1489	4/27/2011	WD	Q	I	01	160,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JONES ROBERT E & AN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010] W21 FSP=[YR=2019] N8 W14 S8 E14 \$ W14 S61 E8 FOP=[YR=2010] S2 E6 FGR=[YR=2010] S1 E21 N21 W14 N4 W3 S3 W4 S21 \$ N4 W4 S2 W2 \$ E2 N2 E4 N17 E4 N3 E3 S4 E14 N43 \$.											