LOT 10
IN OR 1650/1942
VILLAGES OF WOODBRIDGE #2

CASE SARAH A
95391 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

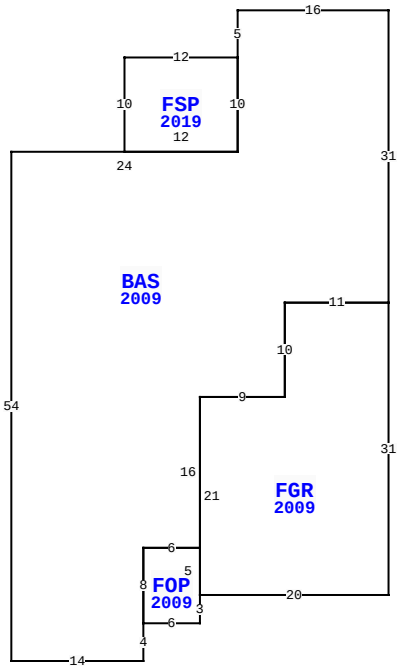
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,658	100	2009	1,658	185,142
FGR	530	55	2009	292	32,606
FOP	48	30	2009	14	1,564
FSP	120	40	2019	48	5,360
TOTALS	2,356			2,012	224,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,012	120.1970	120.20	241,842	2009	2009	0	0	0	7.10	92.90

1 SINGLE FAM – 100% - 2010 Heated Area: 1658 HX Base Yr 2010



95391 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/05/2015 KK	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		224,671
TOTAL MARKET OB/XF VALUE		3,101
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		312,772
SOH/AGL Deduction		147,481
ASSESSED VALUE		165,291
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,569
TOTAL JUST VALUE		312,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21898	ELEC OTHER	1,800	07/01/2009
M14658	MECH OTHER	0	07/01/2009
C0922575	CO ISSUED	0	06/01/2009
B22575	NEW CONSTR	163,845	06/01/2009
P13809	OTHER	0	06/01/2009
R11926	REPAIR/RRF	1,500	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1650/1942	10/12/2009	WD	Q	I	01	163,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CASE SARAH A						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 S5 FSP=[YR=2019] W12 S10 E12 N10 $ S10 W24 S54 E14 N4 FOP=[YR=2009] E6 N3 FGR=[YR=2009] E20 N31 W11 S10 W9 S21$ N5 W6 S8 $ N8 E6 N16 E9 N10 E11 N31 $.

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	670.00	SF	5.20	5.20	100	2009	2009	3	89	3,101	

LAND DESCRIPTION

TOTAL OB/XF 3,101

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/24/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS