LOT 11
IN OR 2107/1466
VILLAGES OF WOODBRIDGE #2

POE JULIE A/
95385 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

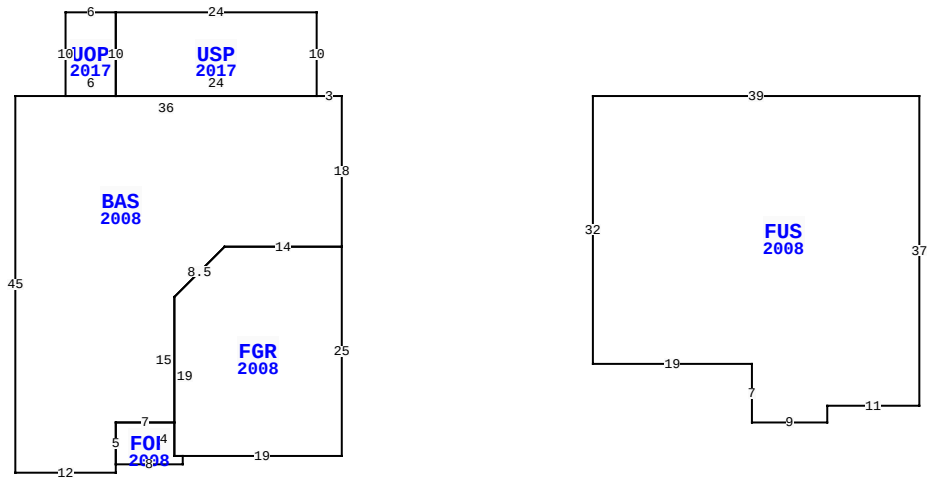
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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
BAS	1,191	100	2008	1,191	127,115
FGR	482	55	2008	265	28,284
FOP	36	30	2008	11	1,174
FUS	1,366	100	2008	1,366	145,792
UOP	60	20	2017	12	1,281
USP	240	30	2017	72	7,685
TOTALS	3,375			2,917	311,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,917	116.0148	116.01	338,401	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2557 HX Base Yr 2018



95385 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		311,329
TOTAL MARKET OB/XF VALUE		6,499
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		402,828
SOH/AGL Deduction		165,347
ASSESSED VALUE		237,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,759
TOTAL JUST VALUE		402,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708211	WINDOWS	8,405	12/01/2017
B1703182	SCRN ENCLSRE	5,412	06/01/2017
C13367	OTHER	0	01/14/2009
E21152	ELEC OTHER	2,500	08/01/2008
M14091	MECH OTHER	0	08/01/2008
C21649	CO ISSUED	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2107/1466	3/17/2017	WD	Q	I	02	246,000
GRANTOR: HILL MONICA R & MARCU						
GRANTEE: POE JULIE A						
1619/1610	5/01/2009	WD	Q	I	01	219,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HILL MONICA R & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 USP=[YR=2017] N10 W24 UOP=[YR=2017] W6 S10 E6 N10$ S10 E24$ W36 S45 E12 N1 FOP=[YR=2008] E8 N1 FGR=[YR=2008] E19 N25 W14 D6 L6 S19 E1 $ W1 N4W7 S5 $ N5 E7 N15 U6 R6 E14 N18 $ PTR= E30 FUS=[YR=2008] E39 S37 W11 S2 W9 N7 W19 N32 $ W30$.

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	0810	CONCRETE A	0	100	0	0	626.00	SF	6.50	6.50	100	2008	2008	3	88	3,581	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2010	2010	3	76	2,918	

LAND DESCRIPTION

TOTAL OB/XF 6,499

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	000134	C	RES POND	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 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS