LOT 13
VILLAGES OF WOODBRIDGE #2
PB 7/229

CHANCE COLETTE A
95371 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

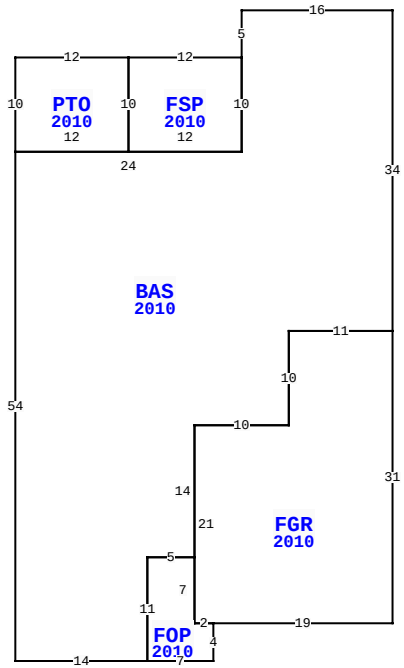
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,710	100	2010	1,710	190,251
FGR	551	55	2010	303	33,711
FOP	63	30	2010	19	2,114
FSP	120	40	2010	48	5,341
PTO	120	5	2010	6	668
TOTALS	2,564			2,086	232,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,086	119.1190	119.12	248,484	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2021 Heated Area: 1710 HX Base Yr 2021



95371 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		232,084
TOTAL MARKET OB/XF VALUE		3,136
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		320,220
SOH/AGL Deduction		106,276
ASSESSED VALUE		213,944
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,222
TOTAL JUST VALUE		320,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23886	CO ISSUED	0	11/22/2010
B24053	ADDITION	2,320	10/01/2010
E22908	NEW CONSTR	0	09/01/2010
E22911	NEW CONSTR	0	09/01/2010
M15621	H/AC	0	09/01/2010
P14430	NEW CONSTR	0	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0142	2/28/2020	WD	Q	I	02	220,000
GRANTOR: HEAD NATHAN D						
GRANTEE: CHANCE COLETTE A						
2329/1842	7/30/2018	QC	U	I	11	100
GRANTOR: LONG NATALIE A F/K/A						
GRANTEE: HEAD NATHAN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S5 FSP=[YR=2010] W12 PTO=[YR=2010] W12 S10 E12 N10 $ S10 E12 N10 $S10 W24 S54 E14 FOP=[YR=2010] E7 N4 FGR=[YR=2010] E19 N31 W11 S10 W10 S21 E2 $ W2 N7 W5 S11 $ N11 E5 N14 E10 N10 E11 N34 $.

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	2010	2010	3	90	3,136	

LAND DESCRIPTION

TOTAL OB/XF 3,136

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 05/27/2021 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS