LOT 25
VILLAGES OF WOODBRIDGE #2
PB 7/229

CANTER DARRELL C/JOHNSON-CANTER CHRISTY E
95392 SONOMA DR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0002-0250

BUILDING CHARACTERISTICS

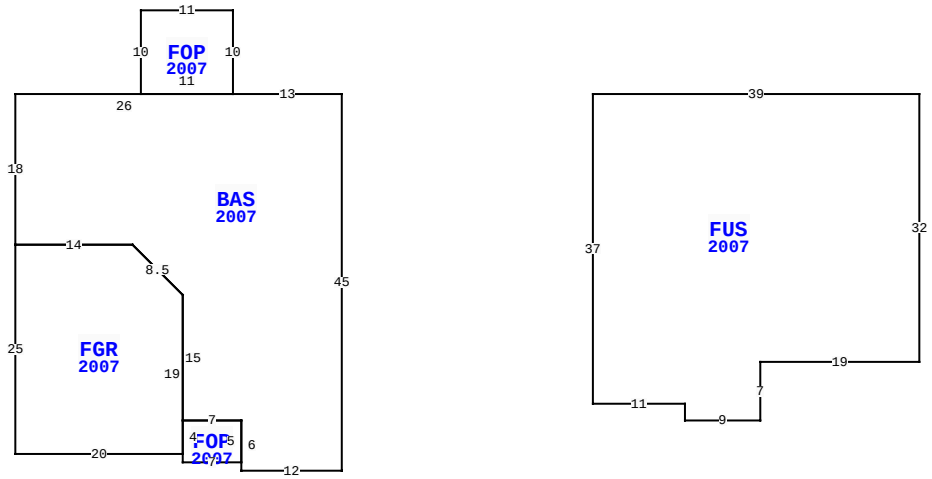
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2007	1,191	124,262
FGR	482	55	2007	265	27,648
FOP	35	30	2007	10	1,043
FOP	110	30	2007	33	3,443
FUS	1,366	100	2007	1,366	142,520
TOTALS	3,184			2,865	298,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,865	113.5332	113.53	325,263	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2022 Heated Area: 2557 HX Base Yr 2022



95392 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		298,917
TOTAL MARKET OB/XF VALUE		4,536
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		388,453
SOH/AGL Deduction		65,435
ASSESSED VALUE		323,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,296
TOTAL JUST VALUE		388,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12356	ELEC OTHER	0	01/01/2007
E18548	ELEC OTHER	1,900	12/01/2006
P11828	OTHER	0	12/01/2006
B19133	NEW CONSTR	250,000	11/01/2006
R09928	REPAIR/RRF	1,500	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0783	7/02/2021	QC	U	I	11	100
GRANTOR: JOHNSON TINA L						
GRANTEE: CANTER DARRELL C &						
2475/1535	6/30/2021	WD	Q	I	01	330,000
GRANTOR: ELLIS FRANCIS J & CAR						
GRANTEE: CANTER DARRELL C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 FOP=[YR=2007] N10 W11 S10 E11 $ W26 S18
FGR=[YR=2007] S25 E20 FOP=[YR=2007] S1 E7 N5 W7 S4 $ N19
U6 L6 W14 $ E14 D6 R6 S15 E7 S6 E12 N45 $ PTR=E30
FUS=[YR=2007] E39 S32 W19 S7 W9 N2 W11 N37 $ 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	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20	5.20	100	2007	2007	3	87	2,923	
2	0476	VF 6 SBPL	0	100	0	0	70.00	LF	32.00	32.00	100	2008	2008	3	72	1,613	

LAND DESCRIPTION

TOTAL OB/XF 4,536

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS