LOT 1
VILLAGES OF WOODBRIDGE #1
PB 7/229

SN TAMPA LLC DBA SN FL A LLC
8390 E VIA DE VENTURA F-110, #303
SCOTTSDALE, AZ 85258

2026

40-2N-28-225V-0001-0010

BUILDING CHARACTERISTICS

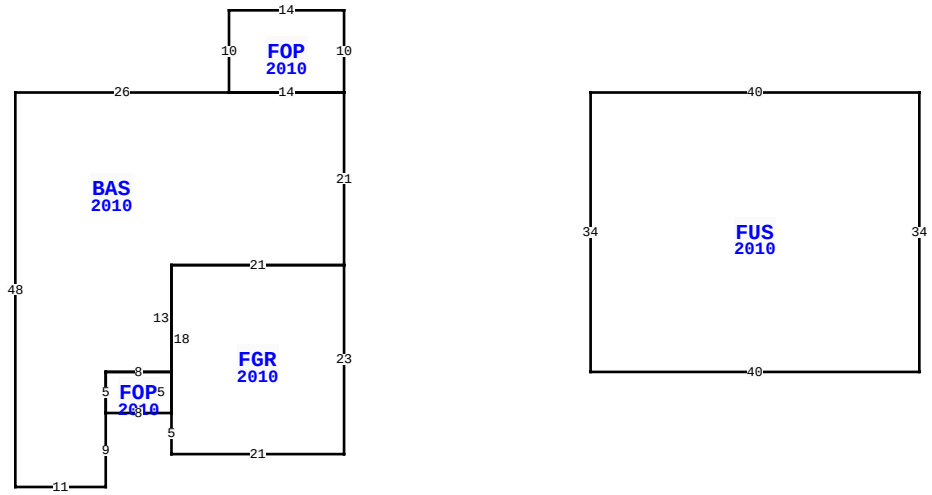
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,241	100	2010	1,241	128,973
FGR	483	55	2010	266	27,644
FOP	40	30	2010	12	1,247
FOP	140	30	2010	42	4,365
FUS	1,360	100	2010	1,360	141,341
TOTALS	3,264			2,921	303,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,921	106.5960	111.93	326,948	2010	2010	0	0	0	7.15	92.85

1 SINGLE FAM 0% - 0 Heated Area: 2601 HX Base Yr



95457 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/06/2015 KK	LGL DATE	
XF DATE		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	303,571
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	388,571
SOH/AGL Deduction	0
ASSESSED VALUE	388,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,571
TOTAL JUST VALUE	388,571
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23219	CO ISSUED	0	04/21/2010
E22406	ELEC OTHER	0	02/01/2010
M15057	MECH OTHER	0	02/01/2010
P14113	OTHER	0	01/01/2010
B23219	NEW CONSTR	316,343	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/0023	10/08/2021	WD	Q	I	01	396,000
GRANTOR: CORNELL JASON E & KEL						
GRANTEE: SN TAMPA LLC DBA SN						
1797/1493	5/18/2012	QC	U	I	11	100
GRANTOR: CORNELL JASON E & KEL						
GRANTEE: CORNELL JASON E & K						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] N10 W14 S10 BAS=[YR=2010] W26 S48 E11 N9
FOP=[YR=2010] E8 FGR=[YR=2010] S5 E21 N23 W21 S18 $ N5 W8
S5 $ N5 E8 N13 E21 N21 W14 $ E14 $ PTR= E30 FUS=[YR=2010]
E40 S34 W40 N34 $ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS