LOT 2
IN OR 1847/130
VILLAGES OF WOODBRIDGE #1

HOLDEN EDWARD W JR
95465 SONOMA DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0020

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	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
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	03	Quality Level 03

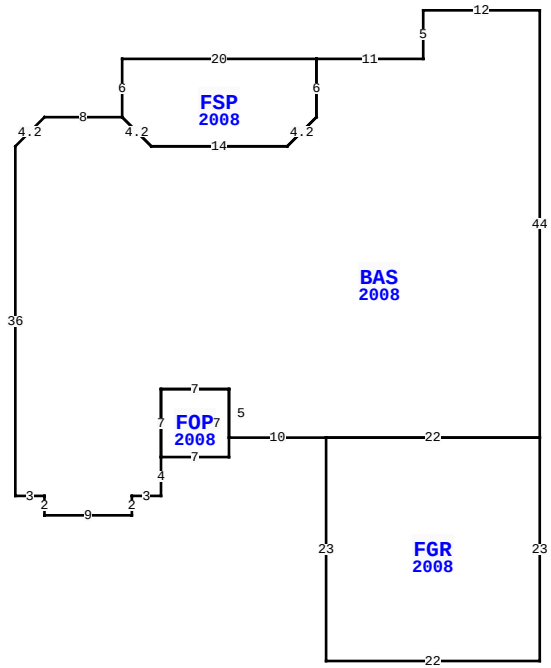
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	2008	1,998	208,064
FGR	506	55	2008	278	28,950
FOP	49	30	2008	15	1,562
FSP	171	40	2008	68	7,081
TOTALS	2,724			2,359	245,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,359	108.3880	113.81	268,478	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2014 Heated Area: 1998 HX Base Yr 2014



95465 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		245,657
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		380,657
SOH/AGL Deduction		159,571
ASSESSED VALUE		221,086
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,675
TOTAL JUST VALUE		380,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007136	SWIM POOL	36,000	10/01/2020
B22044	REMODEL	2,066	11/01/2008
M13669	3.5 TON AC UNIT	0	03/01/2008
C21076	CO ISSUED	0	02/01/2008
R11028	REPAIR/RRF	1,500	02/01/2008
P13063	OTHER	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1847/0130	3/21/2013	WD	Q	I	01	180,000
GRANTOR: STEPHENSON JONATHAN P						
GRANTEE: HOLDEN EDWARD W JR						
1587/1886	10/02/2008	WD	Q	I		205,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STEPHENSON JONATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 S5 W11 FSP=[YR=2008] W20 S6 D3 R3 E14 U3 R3 N6 $ S6 D3 L3 W14 U3 L3 W8 D3 L3 S36 E3 S2 E9 N2 E3 N4 FOP=[YR=2008] E7 N7 W7 S7 $ N7 E7 S5 E10 FGR=[YR=2008] S23 E22 N23 W22 $ E22 N44 $.

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
4	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS