LOT 3
IN OR 1649/1777 & OR 1943/1530
VILLAGES OF WOODBRIDGE #1

CROW THERESA K
95471 SONOMA DR
FERNANDINA BEACH, FL 32034

**2026**

**40-2N-28-225V-0001-0030**

## 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 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |

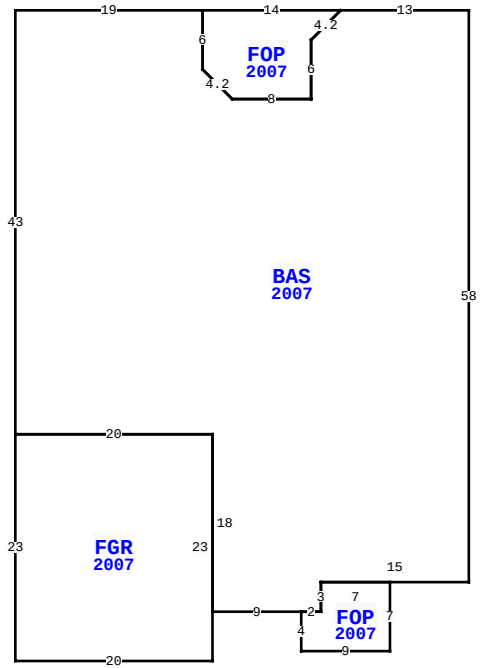
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4068.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,302 | 100 | 2007 | 2,302 | 232,065 |
| FGR | 460 | 55 | 2007 | 253 | 25,505 |
| FOP | 57 | 30 | 2007 | 17 | 1,714 |
| FOP | 99 | 30 | 2007 | 30 | 3,024 |
| TOTALS | 2,918 | | | 2,602 | 262,308 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,602 | 105.5040 | 110.78 | 288,250 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2010 Heated Area: 2302 HX Base Yr 2010




95471 SONOMA DR, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/11/2007 | RK | LGL DATE | |
| XF DATE | 10/11/2007 | 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 | | 262,308 |
| TOTAL MARKET OB/XF VALUE | | 3,115 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 350,423 |
| SOH/AGL Deduction | | 194,952 |
| ASSESSED VALUE | | 155,471 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 104,060 |
| TOTAL JUST VALUE | | 350,423 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 368,908 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C20026 | CO ISSUED | 0 | 06/01/2007 |
| B20026 | NEW CONSTR | 301,265 | 06/01/2007 |
| E19505 | ELEC OTHER | 1,900 | 06/01/2007 |
| M13075 | MECH OTHER | 0 | 06/01/2007 |
| P12483 | OTHER | 0 | 06/01/2007 |
| R10439 | REPAIR/RRF | 1,500 | 06/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1943/1530 | 10/17/2014 | WD | U | I | 11 | 100 |
| GRANTOR: CROW JOHN F | | | | | | |
| GRANTEE: CROW THERESA K | | | | | | |
| 1649/1777 | 11/20/2009 | WD | Q | I | 01 | 200,000 |
| GRANTOR: TAYLOR JERRY T & HOLL | | | | | | |
| GRANTEE: CROW JOHN F & THERE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W13 FOP=[YR=2007] W14 S6 D3 R3 E8 N6 U3 R3 $ D3 L3 S6 W8 U3 L3 N6 W19 S43 FGR=[YR=2007] S23 E20 N23 W20 $ E20 S18 E9 FOP=[YR=2007] S4 E9 N7 W7 S3 W2 $ E2 N3 E15 N58 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2007 | 2007 | 3 | 89 | 3,115 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,115

| 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