LOT 4
VILLAGES OF WOODBRIDGE #1
PB 7/229

PHILLIPS DEBRA L L/E/
95487 SONOMA DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0040

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

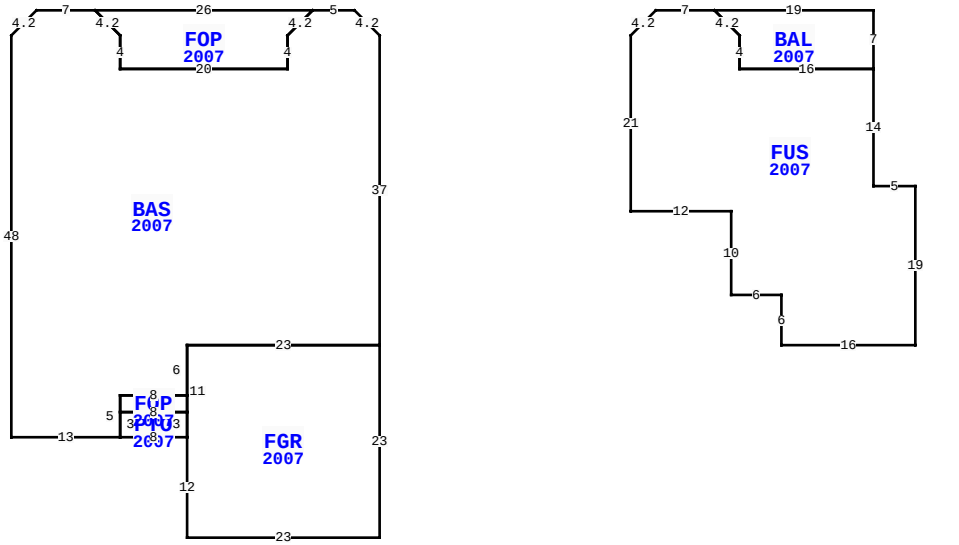
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	117	15	2007	18	1,775
BAS	1,793	100	2007	1,793	176,852
FGR	529	55	2007	291	28,702
FOP	16	30	2007	5	493
FOP	149	30	2007	45	4,439
FUS	906	100	2007	906	89,363
PTO	24	5	2007	1	98
TOTALS	3,534			3,059	301,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,059	103.2240	108.39	331,565	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2024 Heated Area: 2699 HX Base Yr 2024



95487 SONOMA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,724
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		434,224
SOH/AGL Deduction		15,389
ASSESSED VALUE		418,835
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		362,424
TOTAL JUST VALUE		434,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801130	SWIM POOL	20,000	02/01/2018
C20025	CO ISSUED	0	06/01/2007
B20025	NEW CONSTR	323,765	06/01/2007
E19434	ELEC OTHER	1,900	06/01/2007
M13077	MECH OTHER	0	06/01/2007
P12471	OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2744/1181	10/21/2024	LE	U	I	11	100
GRANTOR: PHILLIPS DEBRA L						
GRANTEE: KRZYANOWSKI MARISSA						
2679/181	11/09/2023	WD	Q	I	02	515,000
GRANTOR: ZULLO RONALD J						
GRANTEE: PHILLIPS DEBRA L						

BUILDING NOTES

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	20	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W5 FOP=[YR=2007] W26 D3 R3 S4 E20 N4 U3 R3 $ D3 L3 S4 W20 N4 U3 L3 W7 D3 L3 S48 E13 PTO=[YR=2007] E8 FGR=[YR=2007] S12 E23 N23 W23 S11$ N3 FOP=[YR=2007] N2 W8 S2 E8 $ W8 S3 $ N5 E8 N6 E23 N37 $ PTR= E30 FUS=[YR=2007] U3 R3 E7 BAL=[YR=2007] E19 S7 W16 N4 U3 L3 $ D3 R3 S4 E16 S14 E5 S19 W16 N6 W6 N10 W12 N21 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 47,500

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 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