LOT 6
IN OR 1972/380
VILLAGES OF WOODBRIDGE #1

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

40-2N-28-225V-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

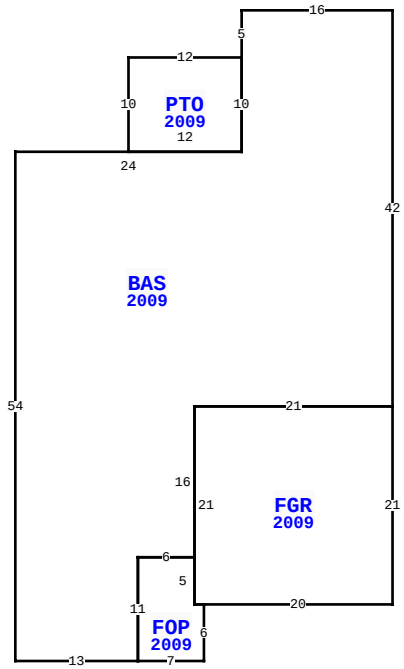
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,767	100	2009	1,767	184,006
FGR	441	55	2009	243	25,305
FOP	72	30	2009	22	2,291
PTO	120	5	2009	6	625
TOTALS	2,400			2,038	212,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,038	107.8000	113.19	230,681	2009	2009	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 0 Heated Area: 1767 HX Base Yr



95501 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	212,227
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	297,227
SOH/AGL Deduction	0
ASSESSED VALUE	297,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,227
TOTAL JUST VALUE	297,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922647	CO ISSUED	0	07/01/2009
E21978	ELEC OTHER	1,800	07/01/2009
M14720	MECH OTHER	0	07/01/2009
P13842	OTHER	0	07/01/2009
B22647	NEW CONSTR	172,360	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1972/0380	4/06/2015	CT	U	I	18	133,600
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1680/0395	5/25/2010	QC	U	I	11	100
GRANTOR: FOX JAMES G & CHARLEN						
GRANTEE: FOX JAMES G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 S5 PTO=[YR=2009] W12 S10 E12 N10 $ S10 W24 S54 E13 FOP=[YR=2009] E7 N6 FGR=[YR=2009] E20 N21 W21 S21E1 $W1 N5 W6 S11 $ N11 E6 N16 E21 N42 $.

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 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