LOT 7
VILLAGES OF WOODBRIDGE #1
PB 7/229

PROGRESS RESIDENTIAL BORROWER 9 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

40-2N-28-225V-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

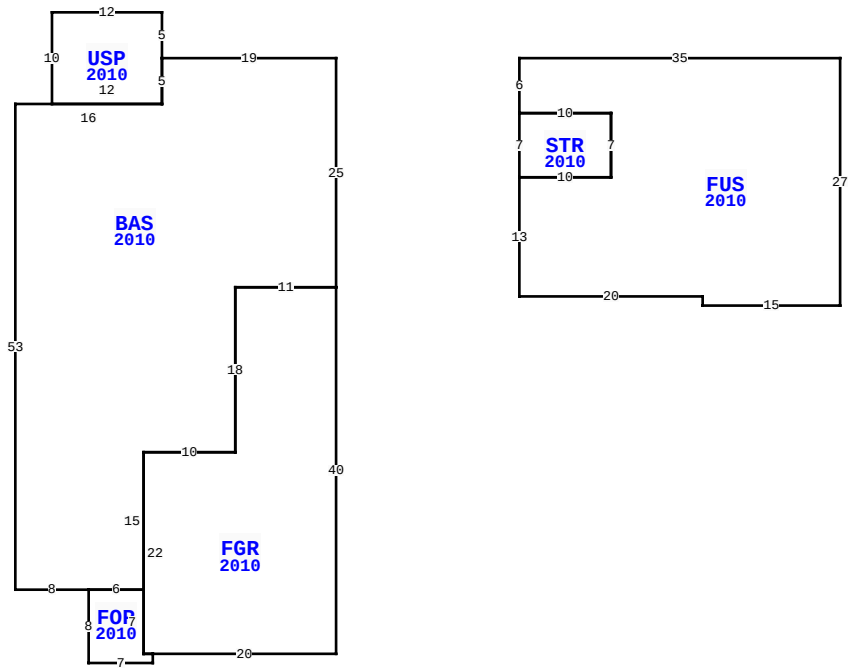
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	1,437	100	2010	1,437	147,675
FGR	660	55	2010	363	37,304
FOP	49	30	2010	15	1,541
FUS	855	100	2010	855	87,865
STR	70	10	2010	7	720
USP	120	30	2010	36	3,699
TOTALS	3,191			2,713	278,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,713	105.4080	110.68	300,275	2010	2010	0	0	0	7.15	92.85

1 SINGLE FAM 0% - 2025 Heated Area: 2292 HX Base Yr



95517 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	278,805
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	363,805
SOH/AGL Deduction	0
ASSESSED VALUE	363,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,805
TOTAL JUST VALUE	363,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23730	XFOB	2,249	06/01/2010
C22849	CO ISSUED	0	04/28/2010
E22125	ELEC OTHER	2,200	09/01/2009
M14855	MECH OTHER	0	09/01/2009
P13932	OTHER	0	09/01/2009
R12076	REPAIR/RRF	1,100	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2696/1277	2/09/2024	SW	U	I	11	100
GRANTOR: FREO PROGRESS LLC						
GRANTEE: PROGRESS RESIDENTIA						
2639/111	5/10/2023	WD	Q	I	01	340,000
GRANTOR: WILLIAMS ROBERT C						
GRANTEE: FREO PROGRESS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W19 USP=[YR=2010] N5 W12 S10 E12 N5 $ S5 W16 S53 E8 FOP=[YR=2010] S8 E7 N1 FGR=[YR=2010] E20 N40 W11 S18 W10 S22 E1$ W1 N7 W6 $ E6 N15 E10 N18 E11 N25$ PTR= E20 FUS=[YR=2010] E35 S27 W15 N1 W20 N13 STR=[YR=2010] N7 E10 S7 W10$ E10 N7 W10 N6$ W20 $.

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