LOT 17
IN OR 1677/1971
VILLAGES OF WOODBRIDGE #1

MORSE JOHN C JR & SHARON M
95609 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0170

BUILDING CHARACTERISTICS

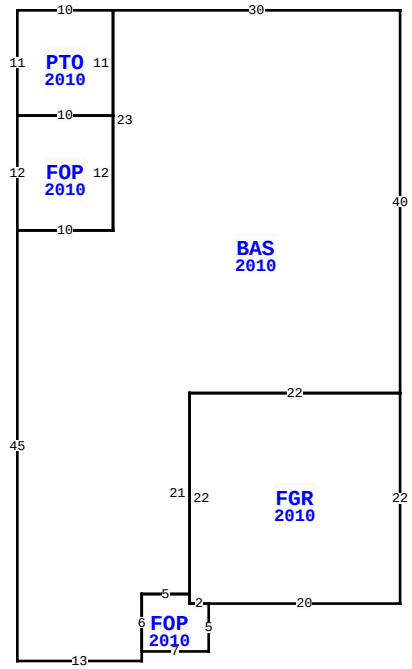
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,839	100	2010	1,839	192,506
FGR	484	55	2010	266	27,845
FOP	40	30	2010	12	1,256
FOP	120	30	2010	36	3,768
PTO	110	5	2010	6	628
TOTALS	2,593			2,159	226,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	107.3100	112.68	243,276	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2011 Heated Area: 1839 HX Base Yr 2011



95609 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/05/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,003
TOTAL MARKET OB/XF VALUE		1,386
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		312,389
SOH/AGL Deduction		138,020
ASSESSED VALUE		174,369
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,958
TOTAL JUST VALUE		312,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705964	SCRN ENCLSRE	4,961	11/01/2017
C23220	CO ISSUED	0	05/17/2010
E22404	ELEC OTHER	0	02/01/2010
M15071	MECH OTHER	0	02/01/2010
P14111	OTHER	0	01/01/2010
B23220	NEW CONSTR	245,099	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1677/1971	5/17/2010	WD	Q	I	01	177,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MORSE JOHN C JR & S						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W30 PTO=[YR=2010] W10 S11 FOP=[YR=2010] S12 E10 N12 W10 $ E10 N11 $ S23 W10 S45 E13 N1 FOP=[YR=2010] E7 N5 FGR=[YR=2010] E20 N22 W22 S22 E2 $ W2 N1 W5 S6 $ N6 E5 N21 E22 N40 $.

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
2	0911	SCRN RM A	0	100	0	0	110.00	SF	18.00	18.00	100	2017	2017	3	70	1,386	

LAND DESCRIPTION

TOTAL OB/XF 1,386

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