LOT 18
IN OR 2535/107
VILLAGES OF WOODBRIDGE #1

KRZYZANOWSKI GEORGE & MARISSA NICOLE
95617 SONOMA DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

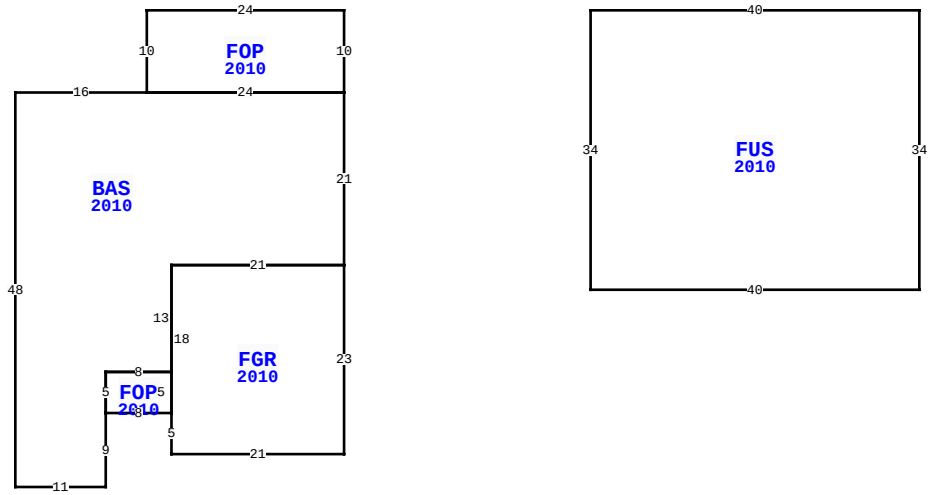
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,241	100	2010	1,241	124,938
FGR	483	55	2010	266	26,779
FOP	40	30	2010	12	1,208
FOP	240	30	2010	72	7,249
FUS	1,360	100	2010	1,360	136,919
TOTALS	3,364			2,951	297,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,951	103.2120	108.37	319,800	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2023 Heated Area: 2601 HX Base Yr 2023



95617 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		297,094
TOTAL MARKET OB/XF VALUE		36,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		418,094
SOH/AGL Deduction		18,011
ASSESSED VALUE		400,083
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		348,672
TOTAL JUST VALUE		418,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327577	SWIM POOL	35,000	08/01/2013
C23424	CO ISSUED	0	06/10/2010
M15219	MECH OTHER	0	04/01/2010
E22578	ELEC OTHER	0	04/01/2010
B23424	NEW CONSTR	313,146	03/01/2010
B21730	NEW CONSTR	271,590	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/0107	2/01/2022	WD	Q	I	01	500,000
GRANTOR: COOK KEITH M & SHANNO						
GRANTEE: KRZYZANOWSKI GEORGE						
1962/1005	1/30/2015	WD	Q	I	01	268,000
GRANTOR: GREEN EMILY F & RALEI						
GRANTEE: COOK KEITH M & SHAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] W24 S10 BAS=[YR=2010] W16 S48 E11 N9
FOP=[YR=2010] E08 FGR=[YR=2010] S5 E21 N23 W21 S18 $ N5 W8
S5 $ N5 E8 N13 E21 N21 W24 $ E24 N10 $ PTR= E30 FUS=[YR=2010]
E40 S34 W40 N34 $W30$.

EXTRA FEATURES

L N	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	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2013	2013	03	90	36,000	

LAND DESCRIPTION

TOTAL OB/XF 36,000

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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