LOT 19
IN OR 2142/1476
VILLAGES OF WOODBRIDGE #1

BARABAS SERENA/BARABAS CHRISTOPHER J
95623 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0190

BUILDING CHARACTERISTICS

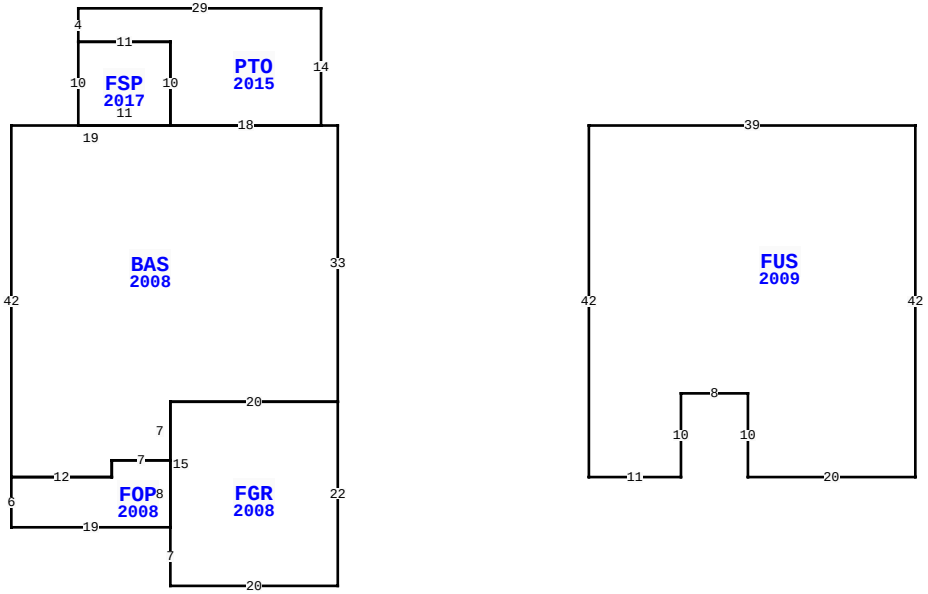
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,444	100	2008	1,444	137,715
FGR	440	55	2008	242	23,080
FOP	128	30	2008	38	3,624
FSP	110	40	2017	44	4,196
FUS	1,558	100	2009	1,558	148,587
PTO	296	5	2015	15	1,430
TOTALS	3,976			3,341	318,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,341	99.2680	104.23	348,232	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2018 Heated Area: 3002 HX Base Yr 2018



BLD DATE	01/14/2009 RK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

95623 SONOMA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,632
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		403,632
SOH/AGL Deduction		145,158
ASSESSED VALUE		258,474
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,063
TOTAL JUST VALUE		403,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908618	WINDOW - 1	851	10/01/2019
C21726	CO ISSUED	0	01/23/2009
E21296	NEW CONSTR	2,100	10/01/2008
M14181	H/AC	0	10/01/2008
P13461	OTHER	0	09/01/2008
B21726	NEW CONSTR	277,880	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1476	8/28/2017	WD	Q	I	01	260,000
GRANTOR: MCNEIL JOHN W & VONDA						
GRANTEE: BARABAS CHRISTOPHER						
1608/0544	2/25/2009	WD	Q	I	01	225,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCNEIL JOHN W & VON						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2009;ORIG=30,0] E39 S42 W20 N10 W8 S10 W11 N42 $
BAS=[YR=2008;ORIG=0,0] W2 W18 W19 S42 E12 N2 E7 N7 E20 N33 $
FGR=[YR=2008;ORIG=-20,48] S7 E20 N22 W20 S15 $
FOP=[YR=2008;ORIG=-39,42] S6 E19 N8 W7 S2 W12 $
FSP=[YR=2017;ORIG=-20,0] N10 W11 S10 E11 $
PTR=[ORIG=0,0] E30 W30 $
PTO=[YR=2015;ORIG=-31,-10] E11 S10 E18 N14 W29 S4 $
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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	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 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