LOT 26
IN OR 1587/1818
VILLAGES OF WOODBRIDGE #1

KEITER MITCHELL L & JENNIFER L
95592 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0260

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	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
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

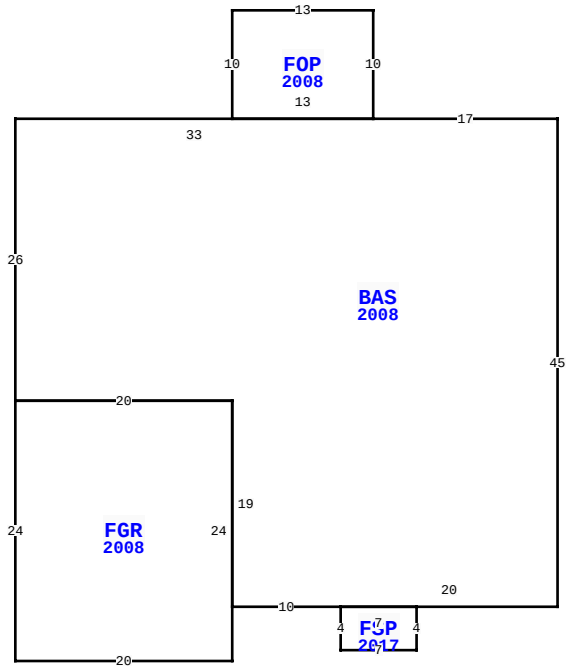
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2008	1,870	192,973
FGR	480	55	2008	264	27,243
FOP	130	30	2008	39	4,024
FSP	28	40	2017	11	1,136
TOTALS	2,508			2,184	225,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	107.4080	112.78	246,312	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2010 Heated Area: 1870 HX Base Yr 2010



95592 SONOMA DR, FERNANDINA BEACH

BLD DATE	09/24/2008	RK	LGL DATE	04/25/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,375
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		313,525
SOH/AGL Deduction		124,778
ASSESSED VALUE		188,747
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,336
TOTAL JUST VALUE		313,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21353	CO ISSUED	191,990	09/08/2008
M13866	MECH OTHER	0	05/01/2008
P13197	OTHER	0	05/01/2008
E20841	ELEC OTHER	1,950	05/01/2008
B21353	NEW CONSTR	191,990	04/01/2008
R11218	REPAIR/RRF	1,500	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1587/1818	10/02/2008	WD	Q	I		201,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KEITER MITCHELL L &						
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=2008] W17 FOP=[YR=2008] N10 W13 S10 E13 $ W33 S26
FGR=[YR=2008] S24 E20 N24 W20 $ E20 S19 E10 FSP=[YR=2017]
S4 E7 N4 W7 $ E20 N45 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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