LOT 29
VILLAGES OF WOODBRIDGE #1
PB 7/229

TOSI JESSE W R & KIMBERLY A
95572 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

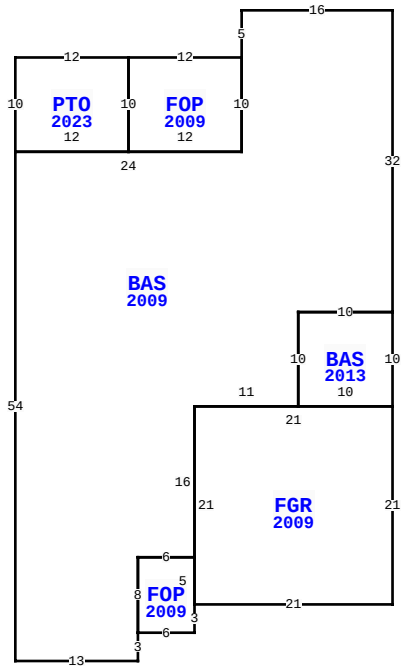
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,667	100	2009	1,667	173,716
BAS	100	100	2013	100	10,421
FGR	441	55	2009	243	25,323
FOP	48	30	2009	14	1,459
FOP	120	30	2009	36	3,751
PTO	120	5	2023	6	626
TOTALS	2,496			2,066	215,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,066	107.4080	112.78	233,003	2009	2009	0	0	0	7.60	92.40

1 SINGLE FAM 100% - 2023 Heated Area: 1767 HX Base Yr



BLD DATE	02/02/2010 RK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

95572 SONOMA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,295
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		300,295
SOH/AGL Deduction		6,884
ASSESSED VALUE		293,411
TOTAL EXEMPTION VALUE	13	293,411
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		300,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326373	NEW CONSTR	0	07/01/2013
C22851	CO ISSUED	0	11/01/2009
E22123	ELEC OTHER	1,800	09/01/2009
M14853	MECH OTHER	0	09/01/2009
P13933	OTHER	0	09/01/2009
R12078	REPAIR/RRF	1,200	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2567/0096	5/31/2022	WD	Q	I	01	381,000
GRANTOR: PARTSCH ANTHONY & KAT						
GRANTEE: TOSI JESSE W R & KI						
2065/0727	8/15/2016	WD	Q	I	02	200,000
GRANTOR: MOATS JEREMY J & NICO						
GRANTEE: PARTSCH ANTHONY & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W16 S5 S10 W24 S54 E13 N3 N8 E6 N16 E11 N10 E10 N32 $
FGR=[YR=2009;ORIG=-21,63] E21 N21 W21 S21 $
FOP=[YR=2009;ORIG=-16,5] W12 S10 E12 N10 $
BAS=[YR=2013;ORIG=0,42] N10 W10 S10 E10 $
FOP=[YR=2009;ORIG=-27,66] E6 N3 N5 W6 S8 $
PTO=[YR=2023;ORIG=-28,5] W12 S10 E12 N10 $
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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