LOT 30
VILLAGES OF WOODBRIDGE #1
PB 7/229

BART MICHAEL/BETH DANA REVOCABLE LIVING TRUST
12308 PUEBLO RD
GAITHERSBURG, MD 20878

2026

40-2N-28-225V-0001-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

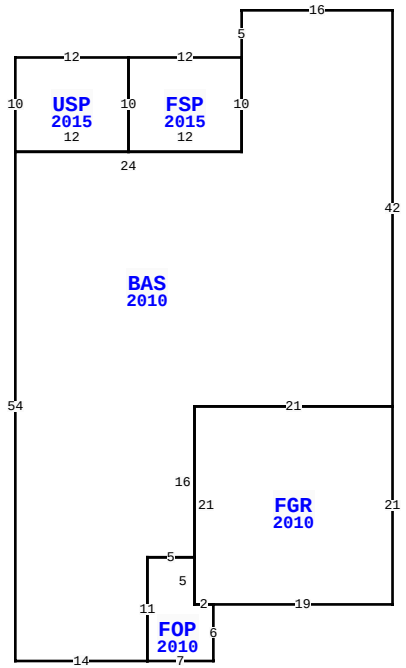
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,778	100	2010	1,778	195,634
FGR	441	55	2010	243	26,738
FOP	67	30	2010	20	2,201
FSP	120	40	2015	48	5,281
USP	120	30	2015	36	3,961
TOTALS	2,526			2,125	233,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	112.7980	118.44	251,685	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 0% - 0 Heated Area: 1778 HX Base Yr



95566 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	233,815
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	318,815
SOH/AGL Deduction	0
ASSESSED VALUE	318,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,815
TOTAL JUST VALUE	318,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23984	CO ISSUED	0	12/14/2010
E23014	NEW CONSTR	0	10/01/2010
M15706	H/AC	0	10/01/2010
B23984	NEW CONSTR	277,762	10/01/2010
P14468	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2871/1376	5/08/2026	SW	U	I	11	100
GRANTOR: DANA BETH E						
GRANTEE: BETH DANA REVOCABLE						
2120/0197	5/08/2017	WD	Q	I	01	220,000
GRANTOR: CLABBY JOSHUA & MEGHA						
GRANTEE: BART MICHAEL & BETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S5 FSP=[YR=2015] W12 USP=[YR=2015] W12 S10 E12 N10 $ S10 E12 N10 $S10 W24 S54 E14 FOP=[YR=2010] E7 N6 FGR=[YR=2010] E19 N21 W21 S21 E2 $ W2 N5 W5 S11 $ N11 E5 N16 E21 N42 $.

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	0		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