LOT 31
VILLAGES OF WOODBRIDGE #1
PB 7/229

LONDONO FAMILY TRUST/LONDONO CARLOS E TRUSTEE
95560 SONOMA DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0310

BUILDING CHARACTERISTICS

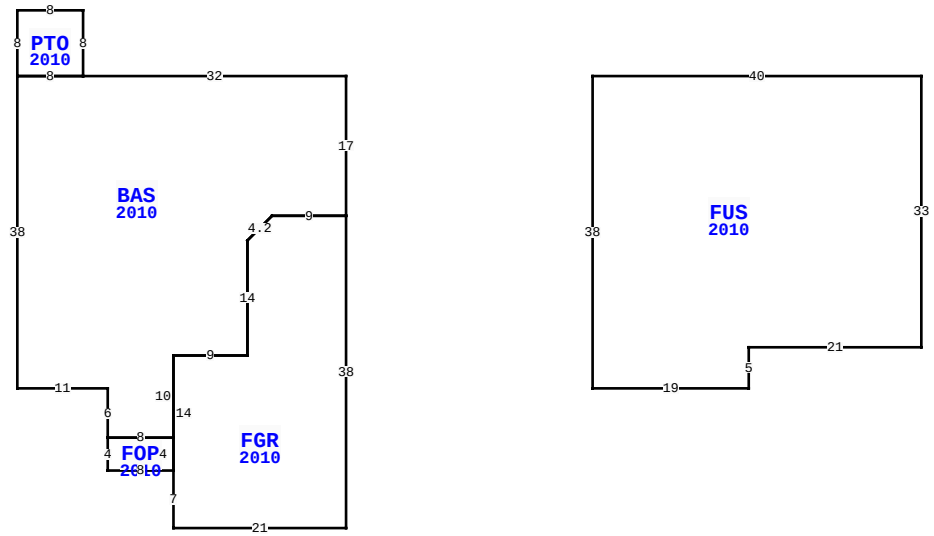
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,285	100	2010	1,285	122,020
FGR	641	55	2010	353	33,520
FOP	32	30	2010	10	950
FUS	1,415	100	2010	1,415	134,364
PTO	64	5	2010	3	284
TOTALS	3,437			3,066	291,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,066	97.6120	102.49	314,234	2010	2010	0	0	0	7.35	92.65

1 SINGLE FAM 100% - 2021 Heated Area: 2700 HX Base Yr 2021



95560 SONOMA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,138
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		376,138
SOH/AGL Deduction		98,025
ASSESSED VALUE		278,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,702
TOTAL JUST VALUE		376,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105401	(17) WINDOWS	15,855	04/28/2021
C22925	CO ISSUED	0	01/28/2010
E22257	ELEC OTHER	0	11/01/2009
M14944	H/AC	0	11/01/2009
P14019	OTHER	0	11/01/2009
B0922925	NEW CONSTR	222,552	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/11	8/12/2023	WD	U	I	11	100
GRANTOR: LONDONO CARLOS E & CL						
GRANTEE: LONDONO FAMILY TRUS						
1673/1479	4/22/2010	WD	Q	I	01	210,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LONDONO CARLOS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W32 PTO=[YR=2010] N8 W8 S8 E8 $ W8 S38 E11 S6
FOP=[YR=2010] S4 E8 FGR=[YR=2010] S7 E21 N38 W9 D3 L3 S14
W9 S14 $ N4 W8 $ E8 N10 E9 N14 U3 R3 E9 N17 $ PTR= E30
FUS=[YR=2010] E40 S33 W21 S5 W19 N38 $ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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