LOT 34
VILLAGES OF WOODBRIDGE #1
PB 7/229

CRESS STEPHEN/CRESS JENNIFER ET AL
95546 SONOMA DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0340

BUILDING CHARACTERISTICS

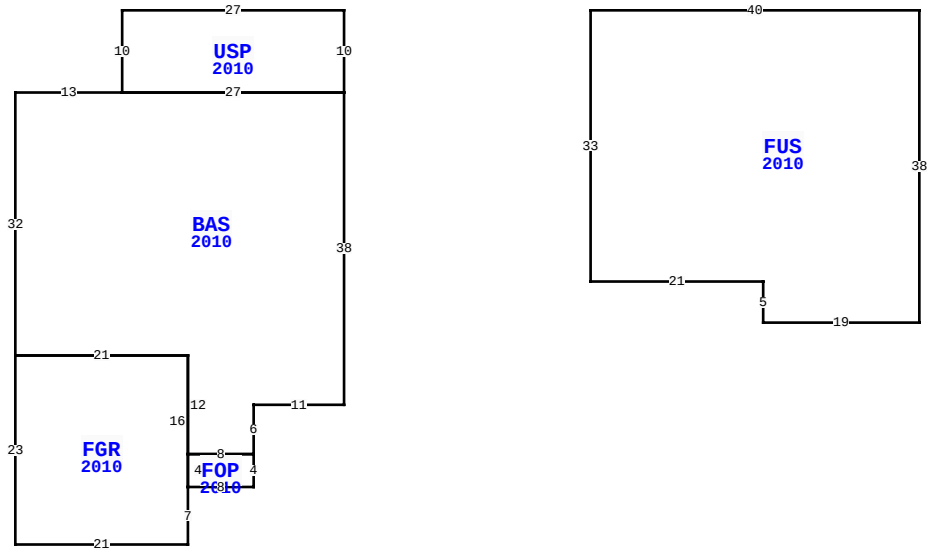
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,442	100	2010	1,442	141,705
FGR	483	55	2010	266	26,139
FOP	32	30	2010	10	983
FUS	1,415	100	2010	1,415	139,052
USP	270	30	2010	81	7,960
TOTALS	3,642			3,214	315,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,214	100.7400	105.78	339,977	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 0% - 2026 Heated Area: 2857 HX Base Yr



BLD DATE	02/06/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

95546 SONOMA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	315,839
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	400,839
SOH/AGL Deduction	0
ASSESSED VALUE	400,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,839
TOTAL JUST VALUE	400,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23757	ADDITION	5,060	07/01/2010
C23221	CO ISSUED	0	04/28/2010
E22405	ELEC OTHER	0	02/01/2010
M15058	MECH OTHER	0	02/01/2010
P14112	OTHER	0	01/01/2010
B23221	NEW CONSTR	326,238	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/138	7/16/2025	FJ	U	I	11	0
GRANTOR: CRESS LINDA M EST						
GRANTEE: CRESS STEPHEN						
1811/0445	9/04/2012	QC	U	I	11	100
GRANTOR: CRESS LINDA M & STEPH						
GRANTEE: CRESS LINDA M						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] W27 S10 BAS=[YR=2010] W13 S32 FGR=[YR=2010] S23 E21 N7 FOP=[YR=2010] E8 N4 W8 S4 $ N16 W21 $ E21 S12 E8 N6 E11 N38 W27 $ E27 N10 $ PTR= E30 FUS=[YR=2010] E40 S38 W19 N5 W21 N33 $ 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	000134	C	RES POND	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