LOT 36
IN OR 2205/1670
VILLAGES OF WOODBRIDGE #1

ROWLAND JASON & SARA
95534 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0360

BUILDING CHARACTERISTICS

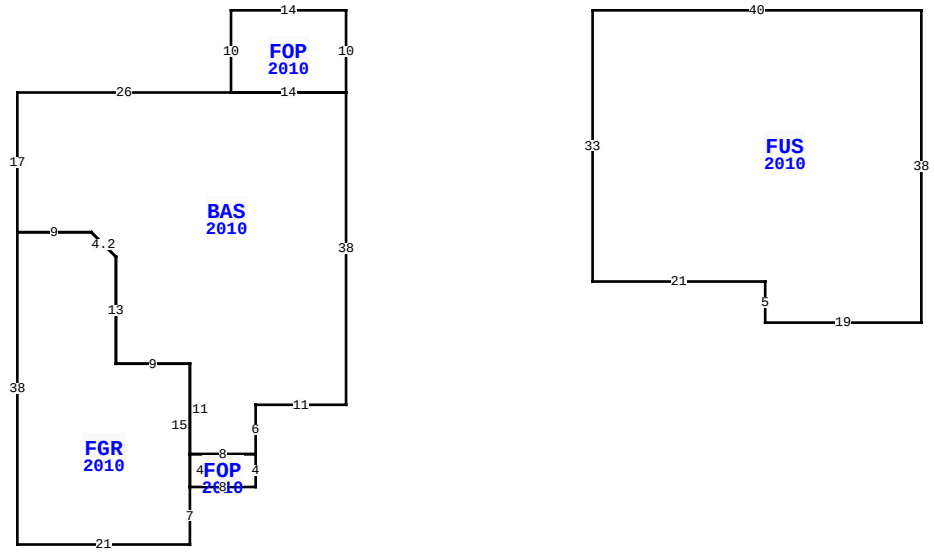
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,276	100	2010	1,276	124,243
FGR	650	55	2010	358	34,858
FOP	32	30	2010	10	974
FOP	140	30	2010	42	4,089
FUS	1,415	100	2010	1,415	137,776
TOTALS	3,513			3,101	301,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,101	99.8200	104.81	325,016	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2019 Heated Area: 2691 HX Base Yr 2019



95534 SONOMA DR, FERNANDINA BEACH

BLD DATE	02/05/2015 KK	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		301,940
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		386,940
SOH/AGL Deduction		117,504
ASSESSED VALUE		269,436
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		213,025
TOTAL JUST VALUE		386,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23334	CO ISSUED	0	06/03/2010
M15218	MECH OTHER	0	04/01/2010
E22509	ELEC OTHER	0	03/01/2010
P14182	OTHER	0	03/01/2010
B23334	NEW CONSTR	341,476	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1670	6/25/2018	WD	Q	I	01	253,000
GRANTOR: MASON CHESTER L & MEL						
GRANTEE: ROWLAND JASON & SAR						
1681/1229	6/02/2010	WD	Q	I	01	208,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MASON CHESTER L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] W14 S10 BAS=[YR=2010] W26 S17 FGR=[YR=2010] S38 E21 N7 FOP=[YR=2010] E8 N4 W8 S4 $ N15 W9 N13 U3 L3 W9 $ E9 D3 R3 S13 E9 S11 E8 N6 E11 N38 W14 $ E14 N10 $ PTR= E30 FUS=[YR=2010] E40 S38 W19 N5 W21 N33 $ W30 $.

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	000134	C	RES POND	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