LOT 38
VILLAGES OF WOODBRIDGE #1
PB 7/229

DAVIS JAMES W & AMANDA MARIE
95522 SONOMA DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0380

BUILDING CHARACTERISTICS

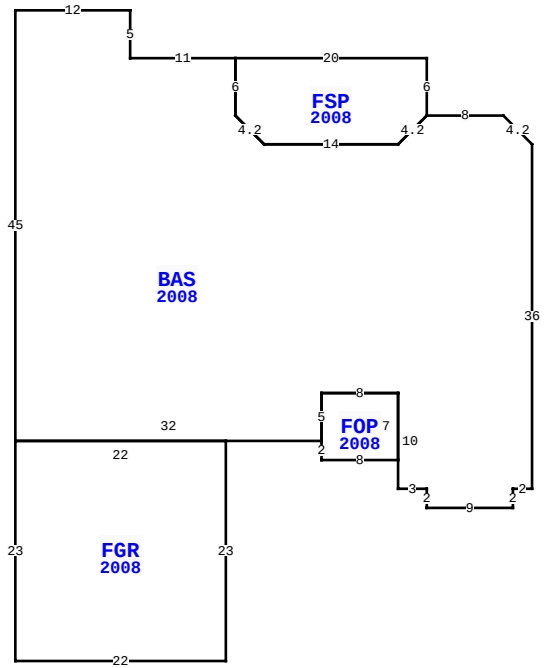
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,027	100	2008	2,027	206,114
FGR	506	55	2008	278	28,268
FOP	56	30	2008	17	1,728
FSP	171	40	2008	68	6,915
TOTALS	2,760			2,390	243,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,390	105.8400	111.13	265,601	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 2023 Heated Area: 2027 HX Base Yr



95522 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	243,025
TOTAL MARKET OB/XF VALUE	45,000
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	373,025
SOH/AGL Deduction	0
ASSESSED VALUE	373,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,025
TOTAL JUST VALUE	373,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25660	SWIM POOL	18,900	02/01/2012
E21150	ELEC OTHER	2,000	08/01/2008
M14089	MECH OTHER	0	08/01/2008
B21628	NEW CONSTR	220,540	07/01/2008
R11382	REPAIR/RRF	1,500	07/01/2008
P13370	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2553/1794	4/08/2022	WD	Q	I	01	435,000
GRANTOR: BERMAN DANIEL B						
GRANTEE: DAVIS JAMES WINTON						
2053/0317	6/15/2016	WD	Q	I	01	259,900
GRANTOR: SUNLEY GARY N & ZONA						
GRANTEE: BERMAN DANIEL B & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W8 FSP=[YR=2008] N6 W20 S6 D3 R3 E14 U3 R3 $ L3 D3 W14 U3 L3 N6 W11 N5 W12 S45 FGR=[YR=2008] S23 E22 N23 W22 $ E32 FOP=[YR=2008] S2 E8 N7 W8 S5 $ N5 E8 S10 E3 S2 E9 N2 E2 N36 $.

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
2	0860	POOL/SPA	0	0	24	0	1.00	UT	50,000.00	50,000.00	100	2012	2012	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 45,000

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	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