

LOT 44
VILLAGES OF WOODBRIDGE #1
PB 7/229

GUY JANA L/E/
95488 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0440



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,860	100	2007	1,860	194,903
FGR	400	55	2007	220	23,053
FOP	21	30	2007	6	629
FSP	100	40	2007	40	4,191
TOTALS	2,381			2,126	222,776

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0912	SCRN RM G	0	100	0	1,516.00	SF	21.00	21.00
3	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,126	109.6620	115.15	244,809	2007	2007	0	0
1 SINGLE FAM 100% - 2024 Heated Area: 1860 HX Base Yr 2024									
TOTALS	2,381			2,126	222,776				

95488 SONOMA DR, FERNANDINA BEACH					XF DATE	12/31/2007	RK	LAND DATE	04/25/2025	MLU
					INC DATE			AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,516.00	SF	21.00	21.00	100	2026	2025		100	31,836	
1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					222,776				
TOTAL MARKET OB/XF VALUE					81,836				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					389,612				
SOH/AGL Deduction					0				
ASSESSED VALUE					389,612				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					338,201				
TOTAL JUST VALUE					389,612				
NCON VALUE					31,836				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					322,610				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009607	INSTALL POOL SCRE	27,000	08/26/2025
SP240013541	NEW RES SWIMMING	111,218	12/06/2024
C20023	CO ISSUED	0	06/01/2007
B20023	NEW CONSTR	266,090	06/01/2007
E19435	ELEC OTHER	1,900	06/01/2007
M13074	MECH OTHER	0	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2781/450	4/14/2025	LE	U	I	11	100	
GRANTOR: GUY JANA TRUSTEE							
GRANTEE: GUY JANA L/E							
2628/1544	3/31/2023	WD	Q	I	01	307,000	
GRANTOR: BUERGER CANDICE SUE &							
GRANTEE: GUY JANA REVOCABLE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FSP=[YR=2007] N10 W10 S10 E10 \$ W30 S30 FGR=[YR=2007] S20 E20 N20 W20 \$ E20 S15 E9 FOP=[YR=2007] S3 E7 N3 W7 \$ E19 N45 \$.									