LOT 46
IN OR 2141/1505
VILLAGES OF WOODBRIDGE #1

RODRIGUEZ JUAN L DIAZ/MERCADO YESENIA
95476 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0460

BUILDING CHARACTERISTICS

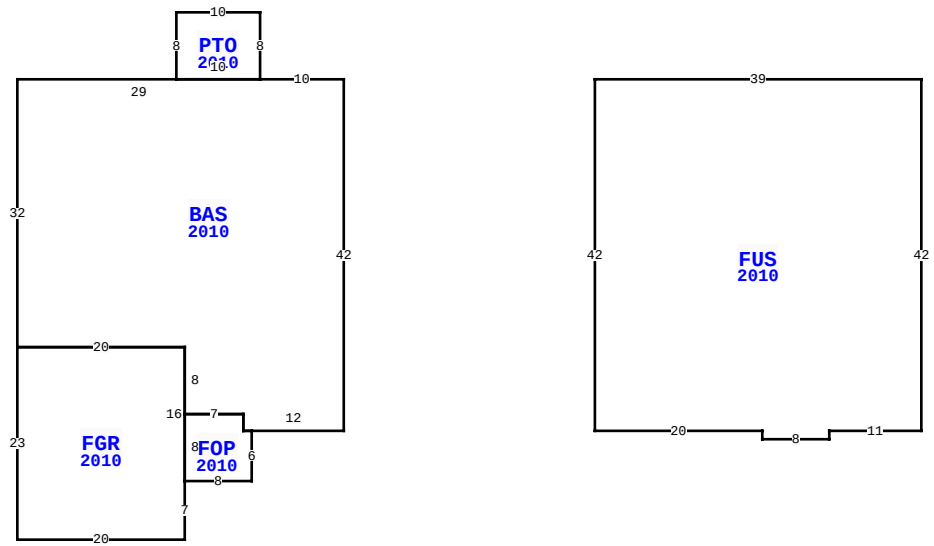
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,424	100	2010	1,424	141,011
FGR	460	55	2010	253	25,053
FOP	62	30	2010	19	1,881
FUS	1,646	100	2010	1,646	162,994
PTO	80	5	2010	4	396
TOTALS	3,672			3,346	331,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,346	101.5680	106.65	356,851	2010	2010	0	0	0	7.15	92.85

1 SINGLE FAM 100% - 2020 Heated Area: 3070 HX Base Yr 2020



95476 SONOMA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,336
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		416,336
SOH/AGL Deduction		114,598
ASSESSED VALUE		301,738
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		250,327
TOTAL JUST VALUE		416,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22645	CO ISSUED	0	01/21/2010
E21996	ELEC OTHER	2,400	08/01/2009
M14731	MECH OTHER	0	08/01/2009
P13854	OTHER	0	07/01/2009
B22645	NEW CONSTR	239,844	07/01/2009
B21744	NEW CONSTR	225,790	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2141/1505	8/17/2017	WD	Q	I	01	255,000
GRANTOR: BOERNER THEODORE J &						
GRANTEE: RODRIGUEZ JUAN L DI						
1661/0268	1/29/2010	WD	Q	I	01	225,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BOERNER THEODORE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W10 PTO=[YR=2010] N8 W10 S8 E10 $ W29 S32 FGR=[YR=2010] S23 E20 N7 FOP=[YR=2010] E8 N6 W1 N2 W7 S8 $ N16 W20 $ E20 S8 E7 S2 E12 N42 $ PTR= E30 FUS=[YR=2010] E39 S42 W11 S1 W8 N1 W20 N42 $ 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