LOT 48
VILLAGES OF WOODBRIDGE #1
PB 7/229

OVERBAY ROCHELLE JOANN
95462 SONOMA DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0001-0480

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

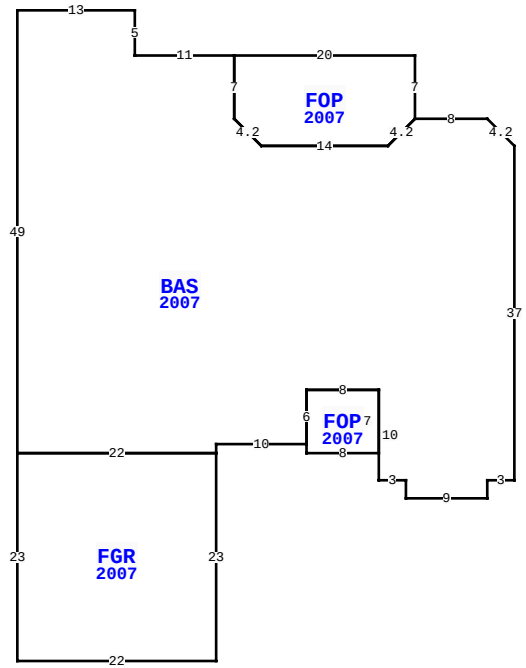
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,210	100	2007	2,210	223,338
FGR	506	55	2007	278	28,094
FOP	56	30	2007	17	1,718
FOP	191	30	2007	57	5,760
TOTALS	2,963			2,562	258,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,562	104.1600	109.37	280,206	2007	2009	0	0	0	7.60	92.40

1 SINGLE FAM 100% - 2023 Heated Area: 2210 HX Base Yr 2023



95462 SONOMA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,910
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		343,910
SOH/AGL Deduction		715
ASSESSED VALUE		343,195
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		291,784
TOTAL JUST VALUE		343,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010172	REPAIR/RRF	14,575	11/01/2020
M2004499	H/AC	2,000	06/01/2020
M12331	MECH OTHER	0	12/01/2006
C18860	CO ISSUED	0	11/01/2006
B18860	NEW CONSTR	300,490	11/01/2006
E18400	ELEC OTHER	1,900	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/0027	4/20/2022	FJ	U	I	11	0
GRANTOR: MURTY ROCHELLE JOANN						
GRANTEE: OVERBAY ROCHELLE JO						
2480/0211	7/15/2021	WD	Q	I	01	352,000
GRANTOR: MASTROIANNI MANDY L A						
GRANTEE: MURTY ROCHELLE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W8 FOP=[YR=2007] N7 W20 S7 D3 R3 E14 U3 R3 $ D3 L3 W14 U3 L3 N7 W11 N5 W13 S49 FGR=[YR=2007] S23 E22 N23 W22 $ E22 N1 E10 FOP=[YR=2007] S1 E8 N7 W8 S6 $ N6 E8 S10 E3 S2 E9 N2 E3 N37 $.

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