LOT 12
IN OR 2084/769
VILLAGES OF WOODBRIDGE #2

BAIRD JEFFREY A &/BAILEY-BAIRD MICHELLE LEIGH
95377 SONOMA DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0120

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

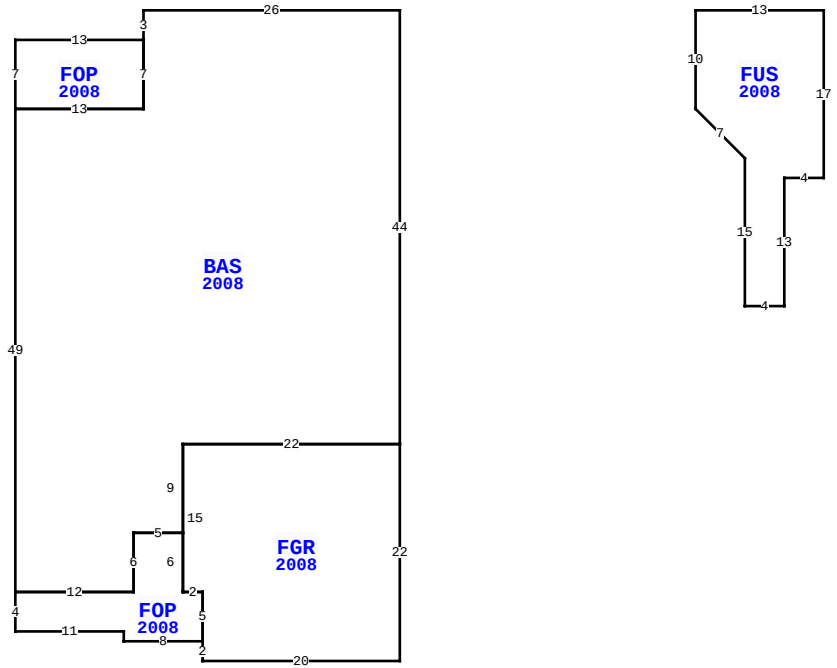
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2008	1,811	191,308
FGR	470	55	2008	258	27,254
FOP	91	30	2008	27	2,852
FOP	114	30	2008	34	3,591
FUS	251	100	2008	251	26,515
TOTALS	2,737			2,381	251,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,381	109.9560	115.45	274,886	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2017 Heated Area: 2062 HX Base Yr 2017



95377 SONOMA DR, FERNANDINA BEACH

BLD DATE	01/14/2009	RK	LGL DATE	04/25/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,521
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		336,521
SOH/AGL Deduction		127,541
ASSESSED VALUE		208,980
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,569
TOTAL JUST VALUE		336,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21630	CO ISSUED	0	01/16/2009
E21153	ELEC OTHER	2,000	08/01/2008
M14090	MECH OTHER	0	08/01/2008
B21630	NEW CONSTR	213,240	07/01/2008
R11384	REPAIR/RRF	1,500	07/01/2008
P13368	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/0769	11/16/2016	WD	Q	I	01	232,000
GRANTOR: MOORE MICHAEL BRETT						
GRANTEE: BAIRD JEFFREY A & M						
1799/0195	6/15/2012	WD	Q	I	02	174,900
GRANTOR: BUNYARD TOMMY C & ROS						
GRANTEE: MOORE MICHAEL BRETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S3 FOP=[YR=2008] W13 S7 E13 N7 $ S7 W13 S49 FOP=[YR=2008] S4 E11 S1 E8 FGR=[YR=2008] S2 E20N22W22 S15 E2 S5 $ N5 W2 N6 W5 S6 W12 $ E12 N6 E5 N9 E22 N44 $ PTR= E30 FUS=[YR=2008] E13 S17 W4 S13 W4 N15 U5 L5 N10 $ 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