LOT 13
VILLAGES OF WOODBRIDGE #2
PB 7/229

CHANCE COLETTE A
95371 SONOMA DR
FERNANDINA BEACH, FL 32034

**2026**

**40-2N-28-225V-0002-0130**

## BUILDING CHARACTERISTICS

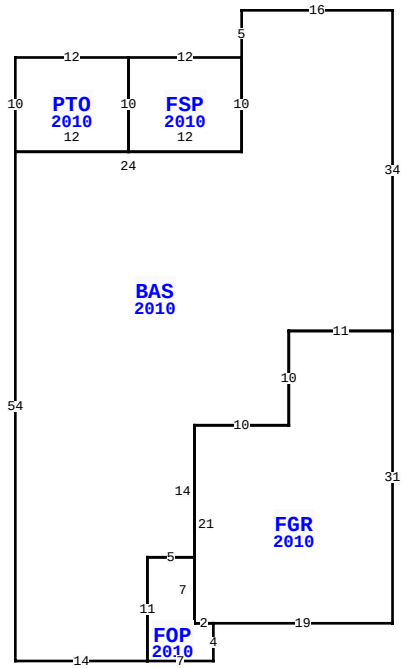
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,710 | 100 | 2010 | 1,710 | 180,623 |
| FGR | 551 | 55 | 2010 | 303 | 32,005 |
| FOP | 63 | 30 | 2010 | 19 | 2,007 |
| FSP | 120 | 40 | 2010 | 48 | 5,070 |
| PTO | 120 | 5 | 2010 | 6 | 634 |
| TOTALS | 2,564 | | | 2,086 | 220,338 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,086 | 108.2900 | 113.70 | 237,178 | 2010 | 2010 | 0 | 0 | 0 | 7.10 | 92.90 |

1 SINGLE FAM 100% - 2021 Heated Area: 1710 HX Base Yr 2021




95371 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 | | 220,338 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 305,338 |
| SOH/AGL Deduction | | 85,618 |
| ASSESSED VALUE | | 219,720 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 168,309 |
| TOTAL JUST VALUE | | 305,338 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 320,220 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23886 | CO ISSUED | 0 | 11/22/2010 |
| B24053 | ADDITION | 2,320 | 10/01/2010 |
| E22908 | NEW CONSTR | 0 | 09/01/2010 |
| E22911 | NEW CONSTR | 0 | 09/01/2010 |
| M15621 | H/AC | 0 | 09/01/2010 |
| P14430 | NEW CONSTR | 0 | 09/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2344/0142 | 2/28/2020 | WD | Q | I | 02 | 220,000 |
| GRANTOR: HEAD NATHAN D | | | | | | |
| GRANTEE: CHANCE COLETTE A | | | | | | |
| 2329/1842 | 7/30/2018 | QC | U | I | 11 | 100 |
| GRANTOR: LONG NATALIE A F/K/A | | | | | | |
| GRANTEE: HEAD NATHAN D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W16 S5 FSP=[YR=2010] W12 PTO=[YR=2010] W12 S10 E12 N10 $ S10 E12 N10 $S10 W24 S54 E14 FOP=[YR=2010] E7 N4 FGR=[YR=2010] E19 N31 W11 S10 W10 S21 E2 $ W2 N7 W5 S11 $ N11 E5 N14 E10 N10 E11 N34 $.

## 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 | 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 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