LOT 23
VILLAGES OF WOODBRIDGE #2
PB 7/229

PRICE ANYA & DUSTY
3240 S FLETCHER AVE #220
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0230

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

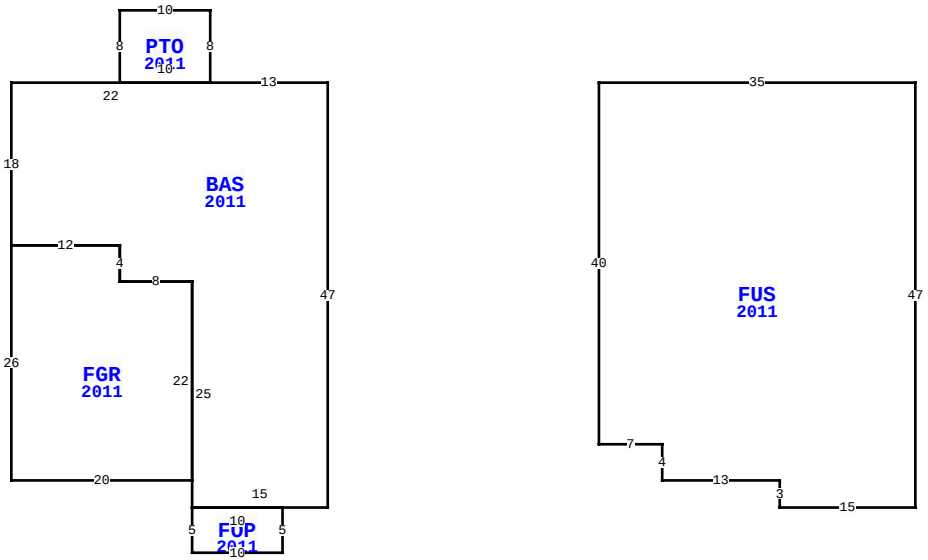
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,097	100	2011	1,097	115,600
FGR	488	55	2011	268	28,241
FOP	50	30	2011	15	1,581
FUS	1,557	100	2011	1,557	164,074
PTO	80	5	2011	4	421
TOTALS	3,272			2,941	309,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,941	107.9120	113.31	333,245	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 2654 HX Base Yr



95382 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	309,918
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	394,918
SOH/AGL Deduction	0
ASSESSED VALUE	394,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,918
TOTAL JUST VALUE	394,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23663	CO ISSUED	0	12/09/2011
P14744	NEW CONSTR	0	04/01/2011
E22913	NEW CONSTR	0	09/01/2010
E22739	ELEC OTHER	0	06/01/2010
M15445	H/AC	0	06/01/2010
B23663	NEW CONSTR	266,950	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0163	3/05/2021	WD	Q	I	01	300,000
GRANTOR: DEPAZ MARIE-JAQUELINE						
GRANTEE: PRICE ANYA & DUSTY						
1785/1105	3/19/2012	WD	Q	I	02	195,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DEPAZ MARIE-JAQUELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W13 PTO=[YR=2011] N8 W10 S8 E10 $ W22 S18
FGR=[YR=2011] S26 E20 N22 W8 N4 W12 $ E12 S4 E8 S25
FOP=[YR=2011] S5 E10 N5 W10 $ E15N47 $ PTR= E30
FUS=[YR=2011] E35 S47 W15 N3 W13 N4 W7 N40 $ 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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS