LOT 24
IN OR 1537/449
VILLAGES OF WOODBRIDGE #2

RYALS JUSTIN & JENNIFER
95386 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0240

BUILDING CHARACTERISTICS

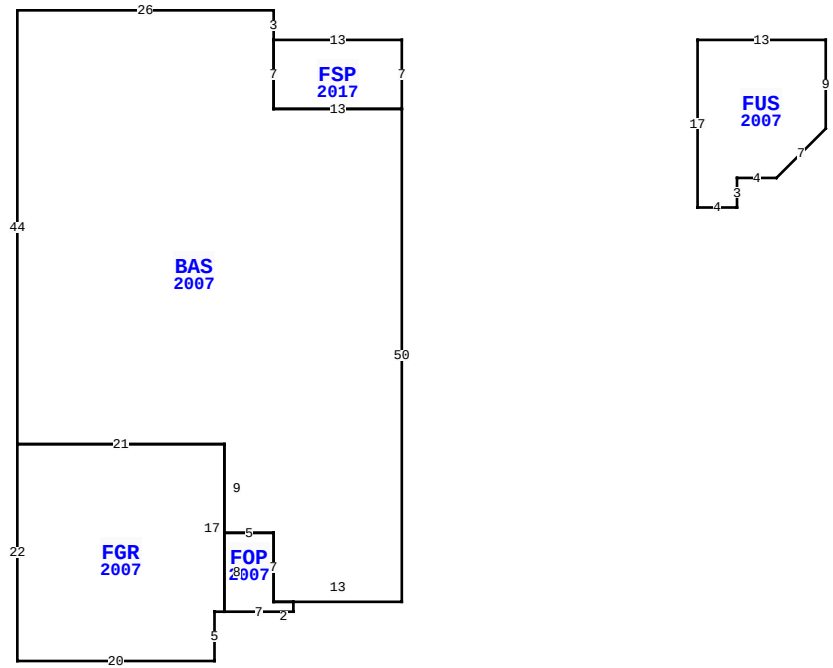
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,839	100	2007	1,839	189,902
FGR	457	55	2007	251	25,919
FOP	42	30	2007	13	1,343
FSP	91	40	2017	36	3,717
FUS	182	100	2007	182	18,794
TOTALS	2,611			2,321	239,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,321	107.6040	112.98	262,227	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2008 Heated Area: 2021 HX Base Yr 2008



95386 SONOMA DR, FERNANDINA BEACH

BLD DATE	07/10/2007	RK	LGL DATE	
XF DATE	07/10/2007	RK	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		239,675
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		324,675
SOH/AGL Deduction		142,565
ASSESSED VALUE		182,110
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,699
TOTAL JUST VALUE		324,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18547	ELEC OTHER	2,100	12/01/2006
P11827	OTHER	0	12/01/2006
C19141	CO ISSUED	0	11/01/2006
B19141	NEW CONSTR	300,000	11/01/2006
R09933	REPAIR/RRF	1,500	11/01/2006
M12355	MECH OTHER	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/0449	11/26/2007	WD	Q	I		196,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RYALS JUSTIN & JENN						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W13 BAS=[YR=2007] N3 W26 S44 FGR=[YR=2007] S22 E20 N5 E1 FOP=[YR=2007] E7 N1 W2 N7 W5 S8 $ N17 W21 $ E21 S9 E5 S7 E13 N50 W13 N7 $ S7 E13 N7 $ PTR=E30 FUS=[YR=2007] E13 S9 D5 L5 W4 S3 W4 N17 $ 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	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