

VENTO MICHAEL A & BRENDA A
1733 MALLARD LANE
FERNADNINA BEACH, FL 32034

2023

00-00-30-031B-0020-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
12CEDAR 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
11CLAY TILE 70
14CARPET 30
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100
02WOOD FRAME 100
1. 100
0 100
05DIST 1A 100
00NONE 100

06Quality Level 06
0100SINGLE FAMILY
MKT AREA02
2009.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS1,0921001,092163,857
FGR5205528642,915
FOP6430192,851

TOTALS1,6761,397209,623

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA10900011,397145.7924173.13REPL. COST NEW241,863AYB1986EYB1995ECONFNCT0NORM13.33% COND86.67
1 SNGL FAM - 100% - 2020Heated Area: 1092HX Base Yr 2020

26262626

BAS1993FGR1993FOP1993

441616

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD
Tax Group: 8Tax Dist:
BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKET
TOTAL MARKET VALUESOHI/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SALES DATA
OFF RECORD NumberDATETYPE INSTQ / I / V / I / RSN CD SALE PRICE
2161/116711/25/2017WD Q I 02219,000
GRANTOR: CORRUS RICHARD M & DE
GRANTEE: VENTO MICHAEL A & B
1142/09076/04/2003WD Q I 139,900
GRANTOR: ROWE JENNIFER S
GRANTEE: CORRUS RICHARD M &

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W20 BAS=[YR=1993] W42 S26 E23 FOP=[YR=1993] S4 E16 N4 W16 \$ E19 N26 \$ S26 E20 N26 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01001648768.00SF3.253.25100198619863521,298
20810CONCRETE A010020360.00SF6.506.5010019861986352203
30810CONCRETE A01001612192.00SF5.855.8510019861986352584
40810CONCRETE A01004416.00SF6.506.501001986198635254

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEDJ ADJ PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-20.000.001.00UT1.001.001.00110,000.00110,000.00110,000

TOTAL OB/XF2,139

REVIEW DATE01/19/2018BYDJXTotal Acres: 0.00Total Land Value: 110,000Market: 0Agricultural: 0Common: 110,000PRINTED 08/02/2023 BY SYS