

LOT 29
VILLAGES OF WOODBRIDGE #2
PB 7/229

HULSE ALISON
95076 VENTURES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0290



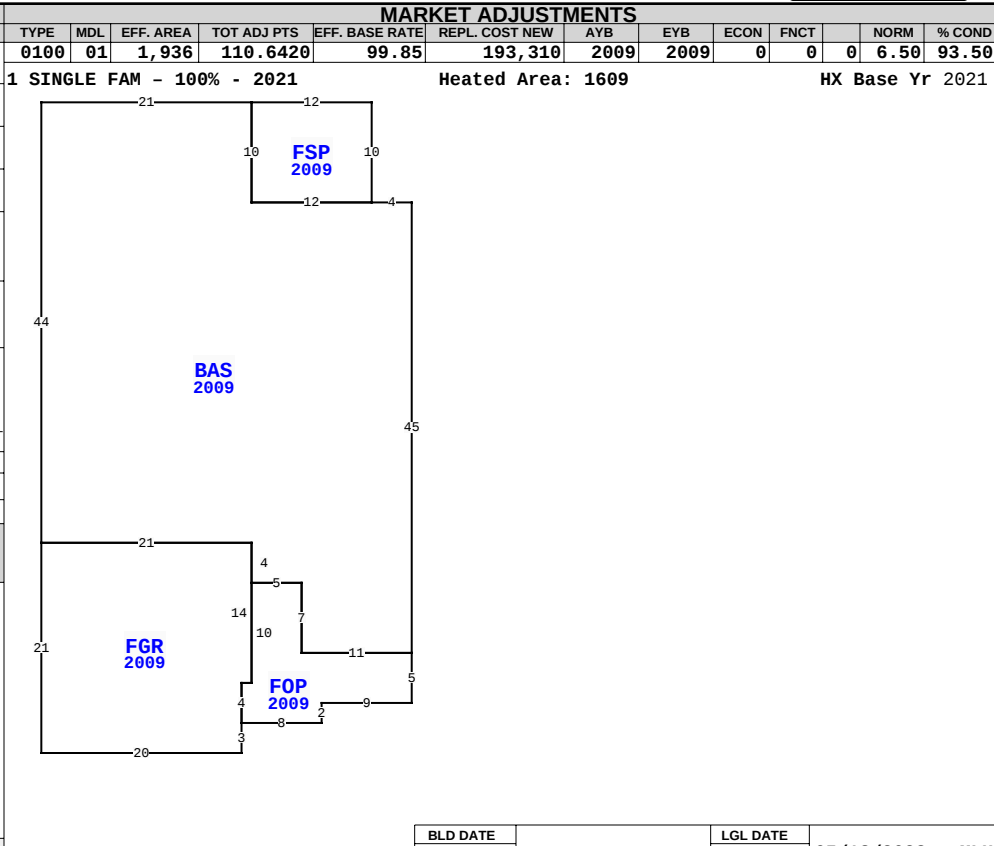
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	1,609	150,216
FGR	434	55	239	22,313
FOP	133	30	40	3,734
FSP	120	40	48	4,481
TOTALS	2,296		1,936	180,745

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	577.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



95076 VENTURES CT, FERNANDINA BEACH	BLD DATE		LGL DATE	05/18/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
8,423									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					180,745				
TOTAL MARKET OB/XF VALUE					8,423				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					264,168				
SOH/AGL Deduction					69,458				
ASSESSED VALUE					194,710				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					144,710				
TOTAL JUST VALUE					264,168				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					235,470				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P17?	HT WTR HTR	0	03/01/2017
C21866	CO ISSUED	0	02/25/2009
E21368	NEW CONSTR	2,200	11/01/2008
M14207	H/AC	0	10/01/2008
R11530	REPAIR/RRF	1,500	09/01/2008
B21866	NEW CONSTR	203,065	09/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2406/1648	10/29/2020	WD	Q	I	02	210,000			
GRANTOR: ABREW ROBERT D REVOCA									
GRANTEE: HULSE ALISON									
2265/1804	3/07/2019	QC	U	I	11	100			
GRANTOR: ABREW RICHARD F									
GRANTEE: ABREW ROBERT D REVO									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W4 FSP=[YR=2009] N10 W12 S10 E12 \$ W12 N10 W21 S44 FGR=[YR=2009] S21 E20 N3 FOP=[YR=2009] E8 N2 E9 N5 W11 N7 W5 S10 W1 S4 \$ N4 E1 N14 W21 \$ E21 S4 E5 S7 E11 N45 \$									