LOT 30
VILLAGES OF WOODBRIDGE #2
PB 7/229

ROBERTSON MARY F L/E/
95098 VENTURES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0300

BUILDING CHARACTERISTICS

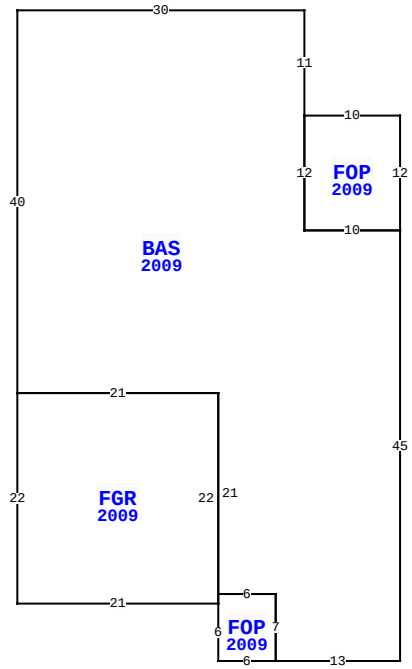
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,860	100	1,860	166,218
FGR	462	55	254	22,698
FOP	42	30	13	1,162
FOP	120	30	36	3,217
TOTALS	2,484		2,163	193,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	105.4480	95.17	205,853	2009	2009	0	0	0	6.10	93.90

1 SINGLE FAM – 0% - 0 Heated Area: 1860 HX Base Yr



95098 VENTURES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 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	193,296
TOTAL MARKET OB/XF VALUE	5,612
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	273,908
SOH/AGL Deduction	35,671
ASSESSED VALUE	238,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,237
TOTAL JUST VALUE	273,908
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22574	CO ISSUED	0	09/08/2009
E21899	ELEC OTHER	1,800	07/01/2009
M14657	MECH OTHER	0	07/01/2009
B22574	NEW CONSTR	172,330	06/01/2009
P13810	OTHER	0	06/01/2009
R11925	REPAIR/RRF	1,500	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0079	3/12/2022	QC	U	I	11	100
GRANTOR: ROBERTSON MARY F						
GRANTEE: LIPKA LISA & MICHEL						
2396/0915	9/29/2020	WD	Q	I	01	250,000
GRANTOR: BURTON LYNN C						
GRANTEE: ROBERTSON MARY F						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W10 BAS=[YR=2009] N11 W30 S40 FGR=[YR=2009] S22 E21 FOP=[YR=2009] S6 E6 N7 W6 S1 $ N22 W21 $ E21 S21 E6 S7 E13 N45 W10 N12 $ S12 E10 N12 $.

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
1	0811	CONCRETE B	0	0	0	0	718.00	SF	5.20	5.20	100	2009	2009	3	91	3,398	
2	0476	VF 6 SBPL	0	0	0	0	74.00	LF	32.00	32.00	100	2011	2011	3	83	1,965	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 5,612

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	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/23/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS