LOT 31
IN OR 1539/1412
VILLAGES OF WOODBRIDGE #2

MORROW CHARLES S & IRENE M
95110 VENTURES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0310

BUILDING CHARACTERISTICS

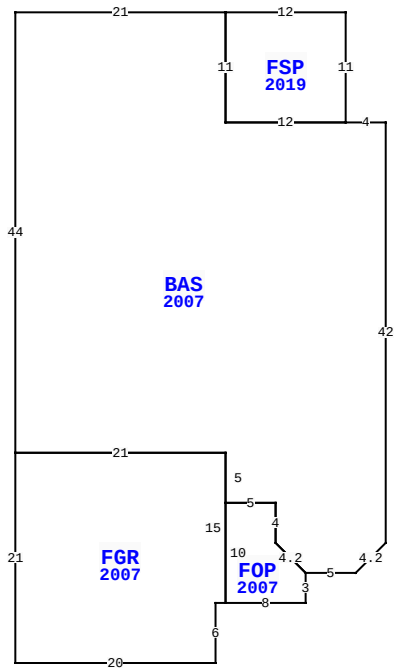
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	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	1,600	100	1,600	135,094
FGR	435	55	239	20,180
FOP	64	30	19	1,604
FSP	132	40	53	4,475
TOTALS	2,231		1,911	161,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,911	101.1360	91.28	174,436	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1600 HX Base Yr 2008



95110 VENTURES CT, FERNANDINA BEACH

BLD DATE	11/27/2007 RK	LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,353
TOTAL MARKET OB/XF VALUE		5,072
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		241,425
SOH/AGL Deduction		101,961
ASSESSED VALUE		139,464
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		84,464
TOTAL JUST VALUE		241,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2007431	SOLAR PANELS	34,000	10/01/2020
M13143	MECH OTHER	0	07/01/2007
C20084	CO ISSUED	0	06/01/2007
B20084	NEW CONSTR	242,815	06/01/2007
E19507	ELEC OTHER	2,100	06/01/2007
P12524	OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/1412	12/07/2007	WD	Q	I		179,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MORROW CHARLES W &						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 FSP=[YR=2019] N11 W12 S11 E12 $ W12 N11 W21 S44 FGR=[YR=2007] S21 E20 N6 E1 FOP=[YR=2007] E8 N3 U3 L3 N4 W5 S10 $ N15 W21 $ E21 S5 E5 S4 D3 R3 E5 U3 R3 N42 $.

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	100	0	0	600.00	SF	5.20	5.20	100	2007	2007	3	89	2,777	
2	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2012	2012	3	85	2,040	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 5,072

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/02/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS