

LOT 38
IN OR 2042/1492
VILLAGES OF WOODBRIDGE #2

JOHNSON ALAN D & TINA L
95139 VENTURES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0380



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	16	WD FR STUC 100	0100	01	1,897	110.7400	99.94	189,586	2008	2010	0	0	0	6.00	94.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 1582												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018												
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 60																										
Interior Floo	14	CARPET 40																										
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	1,582	100	1,582	148,619																								
FGR	472	55	260	24,425																								
FOP	64	30	19	1,785																								
FOP	120	30	36	3,382																								
TOTALS			2,238	1,897	178,211																							
EXTRA FEATURES			95139 VENTURES CT, FERNANDINA BEACH																									
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255												
2	0811	CONCRETE B	0	100	0	0	585.00	SF	5.20	5.20	100	2008	2008	3	90	2,738												
3	0911	SCRN RM A	0	100	19	12	228.00	SF	17.50	17.50	100	2010	2010	3	50	1,995												
4	0877	JACUZZI	0	100	0	0	1.00	UT	2,250.00	2,250.00	100	2010	2010	3	50	1,125												
5	0855	CONC PAVER	0	100	0	0	614.00	SF	10.00	10.00	100	2010	2010	3	92	5,649												
6	0479	VF PICKET	0	100	0	0	210.00	LF	10.00	10.00	100	2010	2010	3	81	1,701												
TOTAL OB/XF			16,463																									
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003		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																												