LOT 40
IN OR 2113/388
VILLAGES OF WOODBRIDGE #2

ASTOLIS CASSANDRA
95119 VENTURES COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0400

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

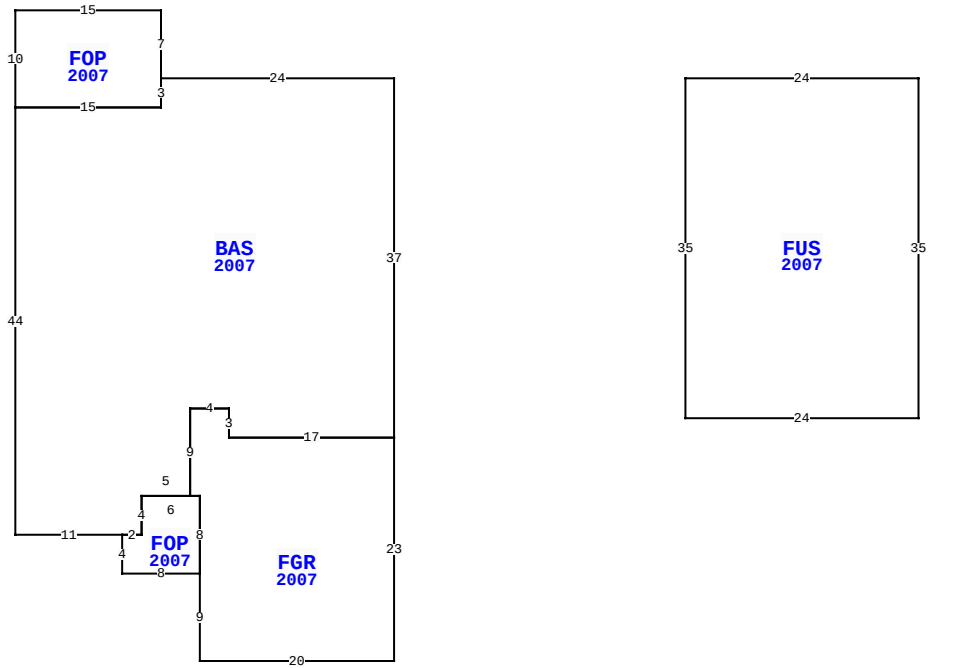
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100	1,546	140,260
FGR	478	55	263	23,860
FOP	56	30	17	1,542
FOP	150	30	45	4,083
FUS	840	100	840	76,208
TOTALS	3,070		2,711	245,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	108.6720	98.08	265,895	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2386 HX Base Yr 2018



95119 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,953
TOTAL MARKET OB/XF VALUE		8,227
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		329,180
SOH/AGL Deduction		112,969
ASSESSED VALUE		216,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,211
TOTAL JUST VALUE		329,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13139	MECH OTHER	0	07/01/2007
C20085	CO ISSUED	0	06/01/2007
B20085	NEW CONSTR	293,315	06/01/2007
E19508	ELEC OTHER	1,900	06/01/2007
P12523	OTHER	0	06/01/2007
R10478	REPAIR/RRF	1,500	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/0388	4/10/2017	WD	Q	I	01	220,000
GRANTOR: MOSELEY JAMES M JR						
GRANTEE: ASTOLIS CASSANDRA						
1645/1286	10/05/2009	QC	U	I	16	100
GRANTOR: MOSELEY REBEKAH M						
GRANTEE: MOSELEY JAMES M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 FOP=[YR=2007] N7 W15 S10 E15 N3 $ S3 W15 S44 E11 FOP=[YR=2007] S4 E8 FGR=[YR=2007] S9 E20 N23 W17 N3 W4 S9 E1 S8 $ N8 W6 S4 W2 $ E2 N4 E5 N9 E4 S3 E17 N37 $ PTR= E30 FUS=[YR=2007] E24 S35 W24 N35 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20	5.20	100	2007	2007	3	89	2,818	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2008	2008	3	76	2,189	

LAND DESCRIPTION

TOTAL OB/XF 8,227

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 02/16/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS