LOT 43
VILLAGES OF WOODBRIDGE #2
PB 7/229

KLINEFELTER ALTAGRACIA L
95089 VENTURES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0430

BUILDING CHARACTERISTICS

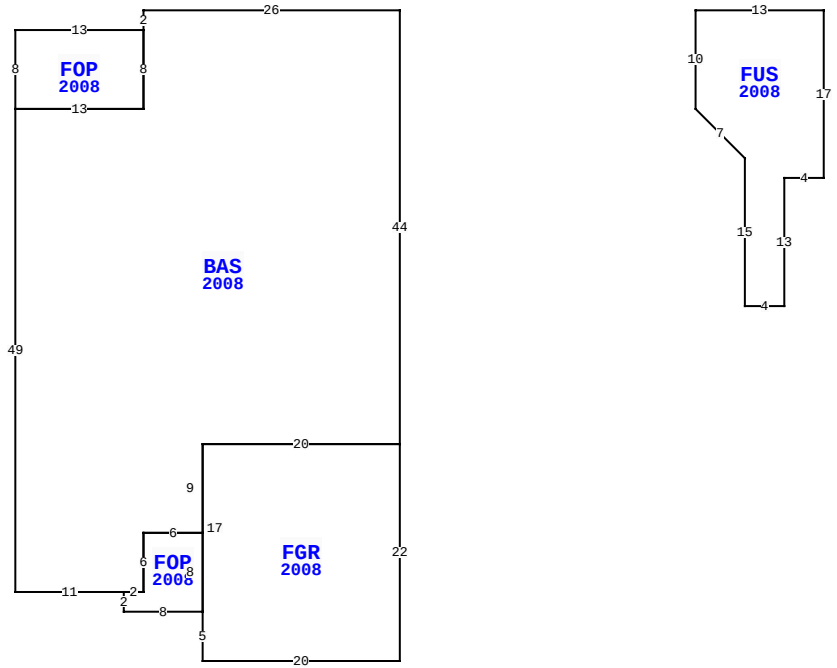
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,835	100	1,835	161,508
FGR	440	55	242	21,300
FOP	52	30	16	1,408
FOP	104	30	31	2,729
FUS	251	100	251	22,092
TOTALS	2,682		2,375	209,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,375	104.8600	94.64	224,770	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2086 HX Base Yr 2022



95089 VENTURES CT, FERNANDINA BEACH

BLD DATE	12/30/2008	RK	LGL DATE	05/18/2023	MLU
XF DATE			LAND DATE		
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		209,036
TOTAL MARKET OB/XF VALUE		5,048
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		289,084
SOH/AGL Deduction		101,481
ASSESSED VALUE		187,603
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,603
TOTAL JUST VALUE		289,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24200	NEW CONSTR	0	12/01/2011
C21388	CO ISSUED	207,481	09/15/2008
M13867	MECH OTHER	0	05/01/2008
P13205	OTHER	0	05/01/2008
B21388	NEW CONSTR	207,481	05/01/2008
E20833	ELEC OTHER	1,950	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/1904	10/14/2021	WD	Q	I	01	335,000
GRANTOR: GOTTESMAN NOAH						
GRANTEE: KLINEFELTER ALTAGRA						
1587/1779	10/02/2008	WD	Q	I		210,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GOTTESMAN NOAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S2 FOP=[YR=2008] W13 S8 E13 N8 $ S8 W13 S49 E11 FOP=[YR=2008] S2 E8 FGR=[YR=2008] S5 E20 N22 W20 S17 $ N8 W6 S6 W2 $ E2 N6 E6 N9 E20 N44 $ PTR= E30
FUS=[YR=2008] E13 S17 W4 S13 W4 N15 U5 L5 N10 $ 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	0811	CONCRETE B	0	100	0	0	611.00	SF	5.20	5.20	100	2008	2008	3	90	2,859	
2	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 5,048

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