LOT 45
IN OR 1587/1847
VILLAGES OF WOODBRIDGE #2

MAUPIN TESA M
95069 VENTURES COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0450

BUILDING CHARACTERISTICS

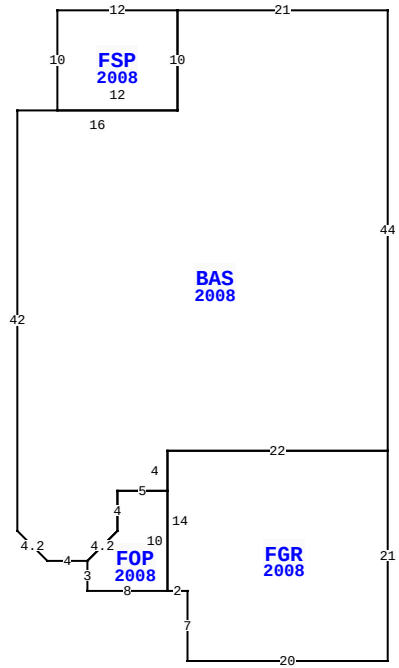
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,589	100	1,589	148,871
FGR	448	55	246	23,047
FOP	64	30	19	1,780
FSP	120	40	48	4,497
TOTALS	2,221		1,902	178,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,902	111.6220	100.74	191,607	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1589 HX Base Yr 2009



95069 VENTURES CT, FERNANDINA BEACH

BLD DATE	12/03/2008 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		178,195
TOTAL MARKET OB/XF VALUE		5,947
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		259,142
SOH/AGL Deduction		108,994
ASSESSED VALUE		150,148
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,148
TOTAL JUST VALUE		259,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107942	SOLAR PANELS	35,088	08/01/2021
C21461	CO ISSUED	189,465	09/30/2008
B21919	ADDITION	693	09/01/2008
E20965	ELEC OTHER	1,900	06/01/2008
M13947	MECH OTHER	0	06/01/2008
P13244	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1587/1847	10/02/2008	WD	Q	I		185,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAUPIN TESA M						
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=2008] W21 FSP=[YR=2008] W12 S10 E12 N10 $ S10 W16 S42 D3 R3 E4 FOP=[YR=2008] S3 E8 FGR=[YR=2008] E2 S7 E20 N21 W22 S14 $ N10 W5 S4 D3 L3 $ U3 R3 N4 E5 N4 E22 N44 $
.

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	616.00	SF	5.20	5.20	100	2008	2008	3	90	2,883	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2008	2008	3	76	3,064	

LAND DESCRIPTION

TOTAL OB/XF 5,947

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