LOT 49
VILLAGES OF WOODBRIDGE #2
PB 7/229

ARMM ASSET COMPANY 2 LLC
5001 PLAZA ON THE LAKE SUITE 2
AUSTIN, TX 78746

2023

40-2N-28-225V-0002-0490

BUILDING CHARACTERISTICS

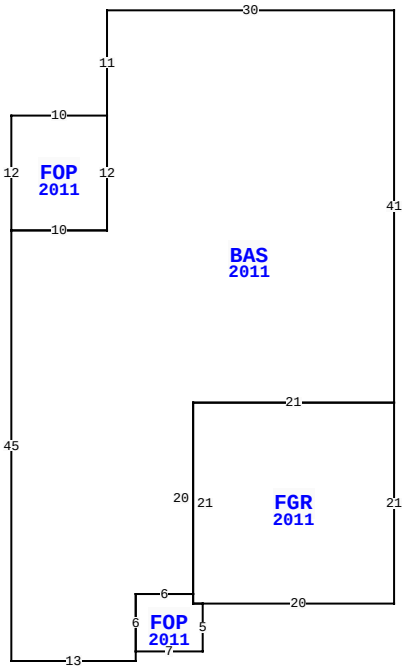
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,881	100	1,881	176,989
FGR	441	55	243	22,864
FOP	41	30	12	1,129
FOP	120	30	36	3,387
TOTALS	2,483		2,172	204,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	109.8580	99.15	215,354	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 0% - 0 Heated Area: 1881 HX Base Yr



95035 VENTURES CT, FERNANDINA BEACH

BLD DATE		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	204,371
TOTAL MARKET OB/XF VALUE	5,356
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	284,727
SOH/AGL Deduction	40,710
ASSESSED VALUE	244,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,017
TOTAL JUST VALUE	284,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23636	CO ISSUED	0	10/28/2011
P14746	NEW CONSTR	0	04/01/2011
E22915	NEW CONSTR	0	09/01/2010
E22718	ELEC OTHER	0	06/01/2010
E22718	ELEC OTHER	0	06/01/2010
M15422	H/AC	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2641/1895	5/18/2023	WD	Q	I	01	335,000
GRANTOR: PLEDGER JASON WREN &						
GRANTEE: ARMM ASSET COMPANY						
2057/1638	6/16/2016	WD	Q	I	01	179,500
GRANTOR: SANBORN MICHAEL & ELI						
GRANTEE: PLEDGER JASON WREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 S11 FOP=[YR=2011] W10 S12 E10 N12 $ S12 W10 S45 E13 N1 FOP=[YR=2011] E7 N5 FGR=[YR=2011] E20 N21 W21 S21 E1 $ W1 N1 W6 S6 $ N6 E6 N20 E21 N41 $.

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	0	0	0	670.00	SF	5.20	5.20	100	2011	2011	3	93	3,240	
2	0479	VF PICKET	0	0	0	0	200.00	LF	10.00	10.00	100	2016	2016	3	92	1,840	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 5,356

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/27/2016 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS