LOT 51
IN OR 1721/1049
VILLAGES OF WOODBRIDGE #2

HACKNEY DANIEL E & STEPHANIE M
95017 VENTURES COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0510

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

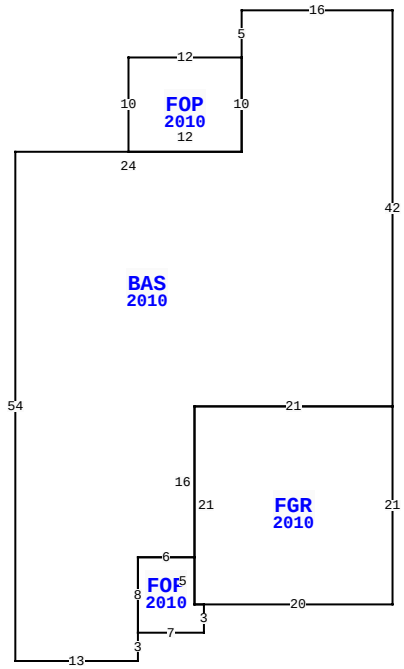
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,767	100	1,767	170,258
FGR	441	55	243	23,414
FOP	51	30	15	1,445
FOP	120	30	36	3,469
TOTALS	2,379		2,061	198,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	113.0920	102.07	210,366	2010	2010	0	0	0	5.60	94.40

1 SINGLE FAM – 100% - 2012 Heated Area: 1767 HX Base Yr 2012



95017 VENTURES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,586
TOTAL MARKET OB/XF VALUE		3,177
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		276,763
SOH/AGL Deduction		118,614
ASSESSED VALUE		158,149
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,149
TOTAL JUST VALUE		276,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23654	CO ISSUED	0	01/25/2011
E22917	NEW CONSTR	0	09/01/2010
E22719	ELEC OTHER	0	06/01/2010
M15433	H/AC	0	06/01/2010
B23654	NEW CONSTR	192,567	06/01/2010
P14315	NEW CONSTR	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1721/1049	1/25/2011	WD	Q	I	01	177,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HACKNEY DANIEL E &						
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=2010] W16 S5 FOP=[YR=2010] W12 S10 E12 N10 $ S10 W24 S54 E13 N3 FOP=[YR=2010] E7 N3 FGR=[YR=2010] E20 N21 W21 S21 E1$ W1 N5 W6 S8 $ N8 E6N16 E21 N42 $.

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	664.00	SF	5.20	5.20	100	2010	2010	3	92	3,177	

LAND DESCRIPTION

TOTAL OB/XF 3,177

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 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