LOT 33
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

BRULAND JESSICA
95176 VENETO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0033-0000

BUILDING CHARACTERISTICS

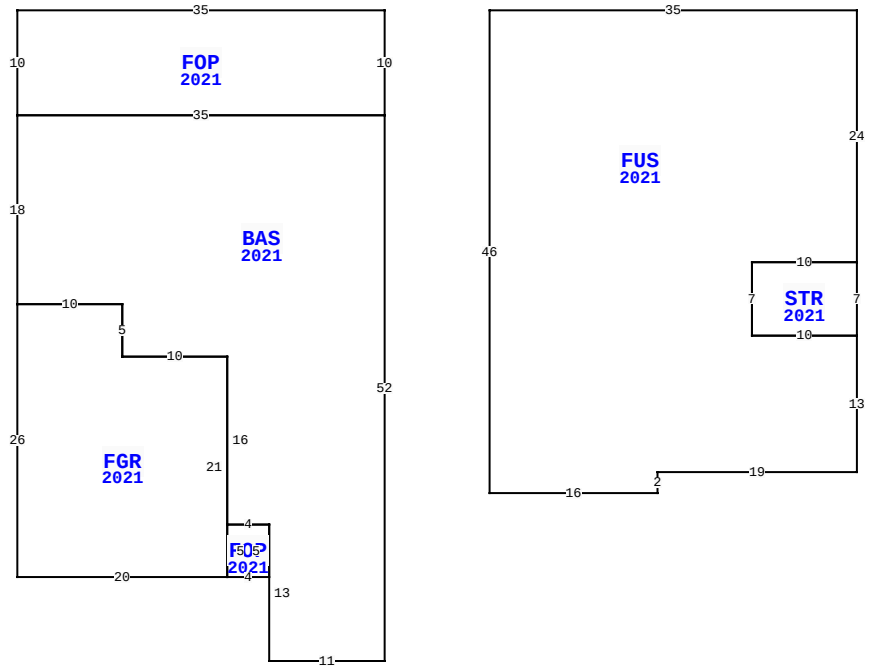
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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		4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	102,044
FGR	470	55	258	23,135
FOP	20	30	6	538
FOP	350	30	105	9,415
FUS	1,502	100	1,502	134,684
STR	70	10	7	628
TOTALS	3,550		3,016	270,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	99.3600	89.67	270,445	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2640 HX Base Yr 2022



95176 VENETO CT, FERNANDINA BEACH

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

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	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2021	2021	3	100	312	
2	0811	CONCRETE B	0	100	0	0	675.00	SF	5.20	5.20	100	2021	2021	3	100	3,510	
3	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2021	2021	3	99	6,463	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
5	0462	ST/AL FNC	0	100	54	0	216.00	SF	10.00	10.00	100	2021	2021	3	98	2,117	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,445
TOTAL MARKET OB/XF VALUE		12,996
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		358,441
SOH/AGL Deduction		68,975
ASSESSED VALUE		289,466
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,466
TOTAL JUST VALUE		358,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009493	CO ISSUED	0	03/26/2021
B2009493	NEW CONSTR	355,693	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0068	3/26/2021	SW	Q	I	01	308,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BRULAND JESSICA						
2386/0102	8/20/2020	SW	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W35 S10 BAS=[YR=2021] S18 FGR=[YR=2021] S26 E20 FOP=[YR=2021] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52 W35$ E35 N10$ PTR= E10 FUS=[YR=2021] E35 S24 STR=[YR=2021] S7 W10 N7 E10$ W10 S7 E10 S13 W19 S2 W16 N46$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 12,996

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/03/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS