LOT 37
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

HARPER LOGAN B
95144 VENETO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0037-0000

BUILDING CHARACTERISTICS

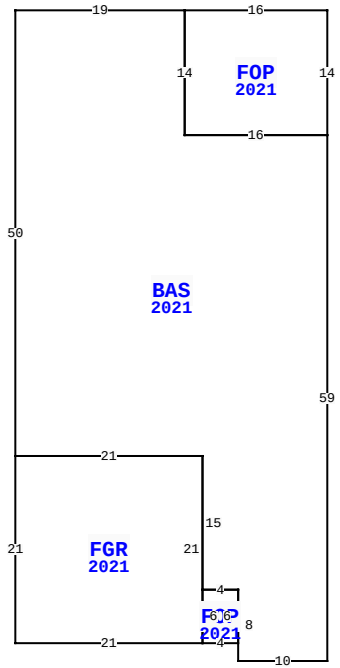
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	4068.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	176,679
FGR	441	55	243	23,641
FOP	24	30	7	681
FOP	224	30	67	6,518
TOTALS	2,505		2,133	207,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	107.8000	97.29	207,520	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1816 HX Base Yr 2022



95144 VENETO CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
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		207,520
TOTAL MARKET OB/XF VALUE		3,297
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		285,817
SOH/AGL Deduction		30,725
ASSESSED VALUE		255,092
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,092
TOTAL JUST VALUE		285,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013052	CO ISSUED	0	07/22/2021
B2013052	NEW CONSTR	252,545	12/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/0179	7/22/2021	SW	Q	I	02	302,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HARPER LOGAN B						
2419/0180	12/15/2020	SW	Q	V	05	630,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W16 BAS=[YR=2021] W19 S50 FGR=[YR=2021] S21 E21 FOP=[YR=2021] E4 N6 W4 S6$ N21 W21$ E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

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	634.00	SF	5.20	5.20	100	2021	2021	3	100	3,297	

LAND DESCRIPTION

TOTAL OB/XF 3,297

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 10/15/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS