LOT 43
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

HARRIS JON M
95115 VENETO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0043-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

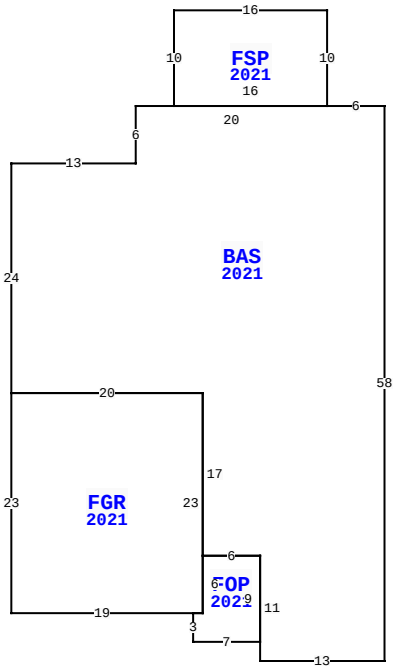
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	153,229
FGR	460	55	253	24,883
FOP	57	30	17	1,672
FSP	160	40	64	6,294
TOTALS	2,235		1,892	186,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	108.9760	98.35	186,078	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 1558 HX Base Yr



95115 VENETO 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	186,078
TOTAL MARKET OB/XF VALUE	3,588
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	264,666
SOH/AGL Deduction	12,661
ASSESSED VALUE	252,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,005
TOTAL JUST VALUE	264,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105463	CO ISSUED	0	10/21/2021
B2105463	NEW CONSTR	233,722	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1111	10/21/2021	SW	Q	I	01	298,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HARRIS JON M						
2419/0180	12/15/2020	SW	Q	V	05	630,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W6 FSP=[YR=2021] N10 W16 S10 E16$ W20 S6 W13 S24 FGR=[YR=2021] S23 E19 FOP=[YR=2021] S3 E7 N9 W6 S6 W1$ E1 N23 W20$ E20 S17 E6 S11 E13 N58$.

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	690.00	SF	5.20	5.20	100	2021	2021	3	100	3,588	

LAND DESCRIPTION

TOTAL OB/XF 3,588

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 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS