

LOT 45
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

UPTON ERNEST K IV
95131 VENETO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0045-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	31	HARDIE BRD 100	0100	01	2,266	113.1900	102.15	231,472	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												Heated Area: 1816																							
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2022																																			
Interior Wall	05	DRYWALL 100													VALUATION SUMMARY																							
Interior Floo	11	CLAY TILE 50													Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 50													BUILDING MARKET VALUE												231,472											
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE												48,206											
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET												75,000											
Bedrooms	4	100													TOTAL MARKET VALUE												354,678											
Bathrooms	2	100													SOH/AGL Deduction												52,194											
Frame	02	WOOD FRAME 100													ASSESSED VALUE												302,484											
Stories	1.	1. 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Units	0	100													BASE TAXABLE VALUE												252,484											
Occupancy	00	NONE 100	TOTAL JUST VALUE												354,678																							
			NCON VALUE												43,328																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												269,323																							
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	185,504																																		
FGR	683	55	376	38,408																																		
FOP	24	30	7	715																																		
FOP	224	30	67	6,844																																		
TOTALS			2,747	2,266	231,472																																	
EXTRA FEATURES			95131 VENETO CT, FERNANDINA BEACH																																			
L N	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	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	100	156																						
2	0811	CONCRETE B	0	100	0	0	908.00	SF	5.20	5.20	100	2021	2021	3	100	4,722																						
3	0861	POOL GUNIT	0	100	13	32	416.00	SF	85.00	85.00	100	2022	2022	3	100	35,360																						
4	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	100	2022	2022	3	100	4,840																						
5	0476	VF 6 SBPL	0	100	0	0	4.00	LF	32.00	32.00	100	2022	2022	3	100	128																						
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600																						
7	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2022	2022	3	100	2,400																						
TOTAL OB/XF			48,206																																			
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 10/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																						