

LOT 46
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

MASTERS JOHN W III & CHELSEA BROOKE
95139 VENETO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0046-0000



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/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,877	100	1,877	188,263
FGR	420	55	231	23,169
FOP	57	30	17	1,705
FOP	171	30	51	5,115
TOTALS	2,525		2,176	218,253

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	714.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,176	111.1320	100.30	218,253	2021	2021	0	0
1 SINGLE FAM - 100% - 2022									
Heated Area: 1877									
HX Base Yr 2022									

95139 VENETO CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
3,713									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		218,253	
TOTAL MARKET OB/XF VALUE		3,713	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		296,966	
SOH/AGL Deduction		32,027	
ASSESSED VALUE		264,939	
TOTAL EXEMPTION VALUE		HX HB XM 50,000	
BASE TAXABLE VALUE		214,939	
TOTAL JUST VALUE		296,966	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,222	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102178	CO ISSUED	0	09/15/2021
B2102178	NEW CONSTR	258,374	02/24/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2498/1333	9/16/2021	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: MASTERS JOHN W III					
2419/0180	12/15/2020	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W16 FOP=[YR=2021] W19 S9 E19 N9\$ S9 W19 S66 E10 FOP=[YR=2021] E5 N5 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1 N8 W4 S13\$ N13 E4 N12 E21 N50\$.									