

LOT 48
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

BIRATH LARRY CARL HENRY JR/CASSITA TANILLE ANNE
95155 VENETO CT
FERNANDINA BEACH, FL 32034

2023

42-2N-28-1141-0048-0000



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	11	CLAY TILE 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

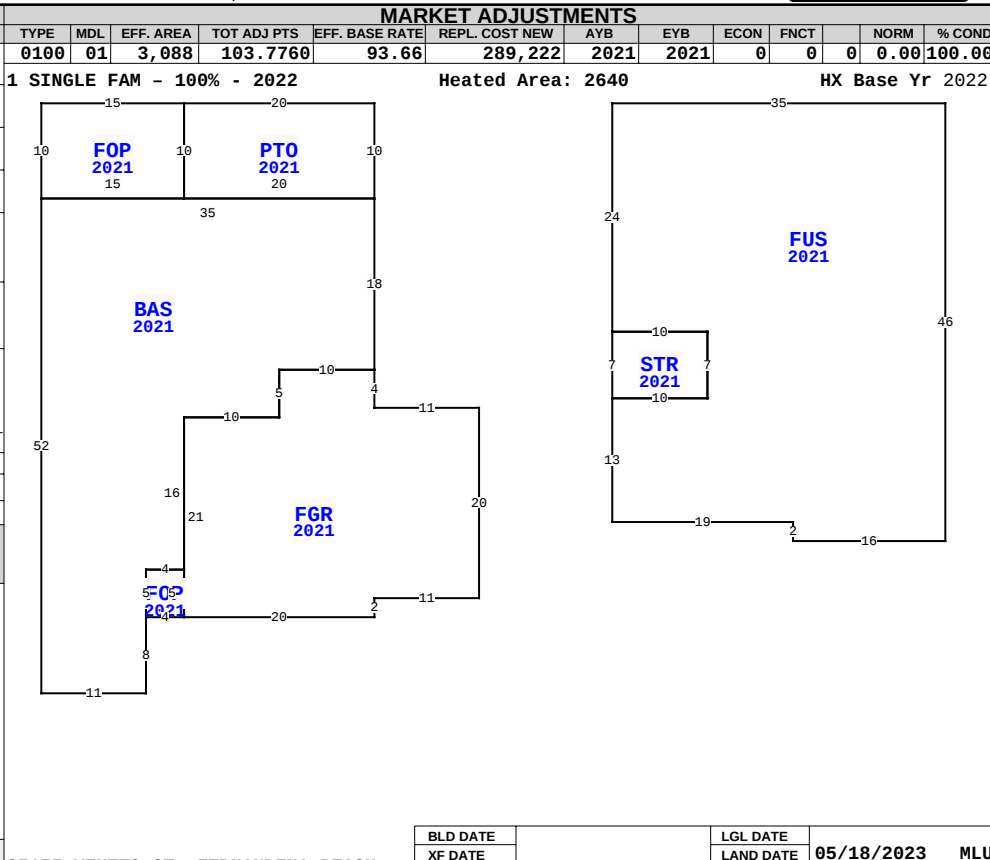
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4068.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	106,585
FGR	690	55	380	35,591
FOP	20	30	6	562
FOP	150	30	45	4,215
FUS	1,502	100	1,502	140,677
PTO	200	5	10	937
STR	70	10	7	656

TOTALS	3,770		3,088	289,222
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50
2	0811	CONCRETE B	0 100	0	0	959.00	SF	5.20	5.20



95155 VENETO CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/18/2023
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		289,222	
TOTAL MARKET OB/XF VALUE		5,143	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		369,365	
SOH/AGL Deduction		173,111	
ASSESSED VALUE		196,254	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		146,254	
TOTAL JUST VALUE		369,365	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011625	CO ISSUED	0	05/20/2121
22008579	ADDITION	15,000	06/02/2022
B2011625	NEW CONSTR	361,489	11/24/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2463/1847	5/20/2021	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: BIRATH LARRY C H JR					
2386/0102	8/20/2020	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES					
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BUILDING DIMENSIONS					
PTO=[YR=2021] W20 FOP=[YR=2021] W15 S10 BAS=[YR=2021] S52 E11 N8 FOP=[YR=2021] E4 FGR=[YR=2021] E20 N2 E11 N20 W11 N4 W10 S5 W10 S21\$ N5 W4 S5\$ N5 E4 N16 E10 N5 E10 N18 W35\$ E15 N10\$ S10 E20 N10\$ PTR= E25 FUS=[YR=2021] E35 S46 W16 N2 W19 N13 STR=[YR=2021] N7 E10 S7 W10\$ E10 N7 W10 N24\$ W25\$.					

LAND DESCRIPTION							TOTAL OB/XF										5,143									
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									