LOT 27
VILLAGES OF WOODBRIDGE #2
PB 7/229

DUFFY CRISTINA ANN & THOMAS EUGENE III
95024 VENTURES CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0002-0270

BUILDING CHARACTERISTICS

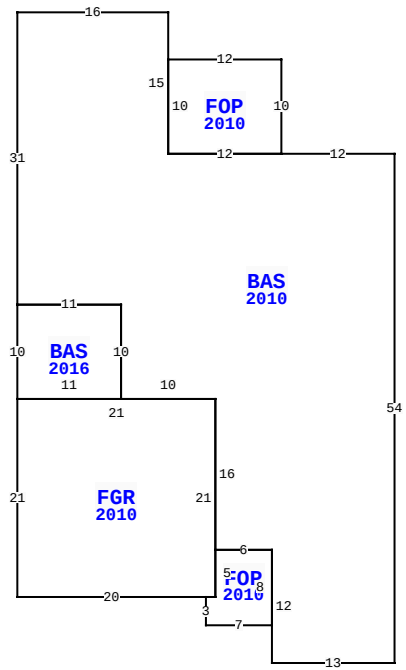
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	173,199
BAS	110	100	110	11,689
FGR	441	55	243	25,821
FOP	51	30	15	1,593
FOP	120	30	36	3,825
TOTALS	2,352		2,034	216,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	119.1190	113.16	230,167	2010	2010	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2011 Heated Area: 1740 HX Base Yr 2011



95024 VENTURES 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		216,127
TOTAL MARKET OB/XF VALUE		5,292
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		296,419
SOH/AGL Deduction		136,049
ASSESSED VALUE		160,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,370
TOTAL JUST VALUE		296,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326989	REMODEL	0	03/01/2013
C22908	CO ISSUED	0	03/10/2010
M14907	H/AC	0	11/01/2009
E0922199	ELEC OTHER	1,800	10/01/2009
P0913972	OTHER	0	10/01/2009
R0912116	REPAIR/RRF	1,400	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0393	1/10/2021	QC	U	I	11	100
GRANTOR: EATON CRISTINA A N/K/						
GRANTEE: DUFFY CRISTINA ANN						
1668/0910	3/19/2010	WD	Q	I	01	162,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EATON CRISTINA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 FOP=[YR=2010] N10 W12 S10 E12 $ W12 N15 W16 S31 BAS=[YR=2016] S10 FGR=[YR=2010] S21 E20 FOP=[YR=2010] S3 E7 N8 W6 S5 W1 $ E1 N21 W21$ E11 N10 W11$ E11 S10 E10 S16 E6 S12 E13 N54 $.

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	670.00	SF	5.20	5.20	100	2010	2010	3	91	3,170	
2	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2013	2013	3	85	2,122	

LAND DESCRIPTION

TOTAL OB/XF 5,292

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS