LOT 28
IN OR 2340/1776
VILLAGES OF WOODBRIDGE #2

CANTRELL KATHERINE
95048 VENTURES COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0002-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

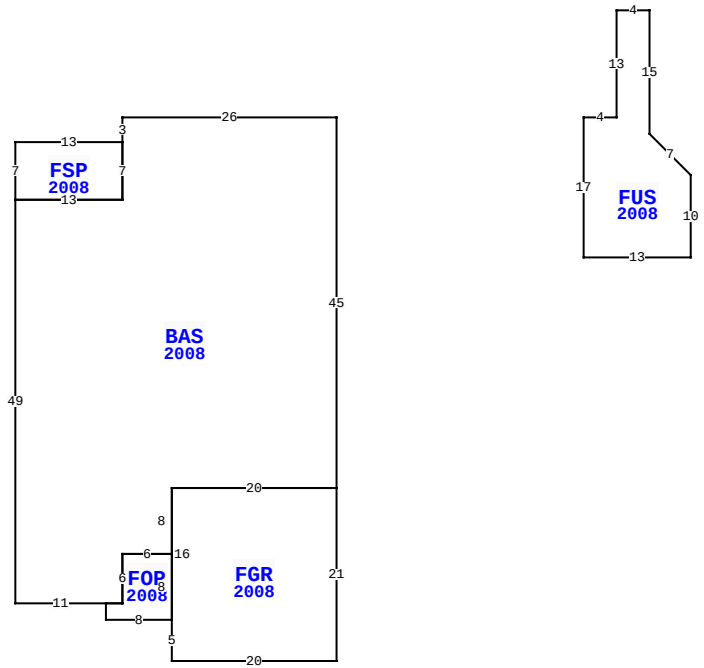
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100	1,855	188,026
FGR	420	55	231	23,415
FOP	52	30	16	1,622
FSP	91	40	36	3,649
FUS	251	100	251	25,442
TOTALS	2,669		2,389	242,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,389	115.3460	109.58	261,787	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2106 HX Base Yr 2018



95048 VENTURES CT, FERNANDINA BEACH

BLD DATE	08/12/2008	RK	LGL DATE	
XF DATE	08/12/2008	RK	LAND DATE	05/18/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,153
TOTAL MARKET OB/XF VALUE		4,156
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		321,309
SOH/AGL Deduction		126,437
ASSESSED VALUE		194,872
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,872
TOTAL JUST VALUE		321,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13670	3.5 TON UNIT	0	03/01/2008
C21050	CO ISSUED	0	02/01/2008
R11018	REPAIR/RRF	1,500	02/01/2008
P13055	OTHER	0	02/01/2008
B21050	NEW CONSTR	204,040	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/1776	2/18/2020	QC	U	I	11	100
GRANTOR: HORNSBY JOHN C						
GRANTEE: CANTRELL KATHERINE						
2117/0222	4/27/2017	WD	Q	I	01	216,000
GRANTOR: HOLT DEWAYNE & SUSAN						
GRANTEE: HORNSBY KATHERINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S3 FSP=[YR=2008] W13 S7 E13 N7 $ S7 W13 S49 E11 FOP=[YR=2008] S2 E8 FGR=[YR=2008] S5 E20 N21 W20 S16$ N8 W6 S6 W2 $ E2 N6 E6 N8 E20 N45 $ PTR= E30 FUS=[YR=2008] E4 N13 E4 S15 D5 R5 S10 W13 N17 $ W30 $.

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	898.00	SF	5.20	5.20	100	2008	2008	3	89	4,156	

LAND DESCRIPTION

TOTAL OB/XF 4,156

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		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