LOT 29
VILLAGES OF WOODBRIDGE #2
PB 7/229

HULSE ALISON
95076 VENTURES CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0002-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

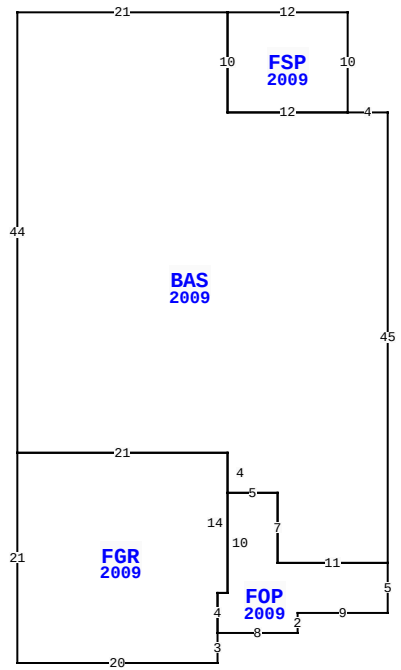
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,609	100	1,609	173,011
FGR	434	55	239	25,699
FOP	133	30	40	4,301
FSP	120	40	48	5,162
TOTALS	2,296		1,936	208,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	121.7062	115.62	223,840	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1609 HX Base Yr 2021



95076 VENTURES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,171
TOTAL MARKET OB/XF VALUE		8,304
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		291,475
SOH/AGL Deduction		90,924
ASSESSED VALUE		200,551
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,551
TOTAL JUST VALUE		291,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P17?	HT WTR HTR	0	03/01/2017
C21866	CO ISSUED	0	02/25/2009
E21368	NEW CONSTR	2,200	11/01/2008
M14207	H/AC	0	10/01/2008
R11530	REPAIR/RRF	1,500	09/01/2008
B21866	NEW CONSTR	203,065	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/1648	10/29/2020	WD	Q	I	02	210,000
GRANTOR: ABREW ROBERT D REVOCA						
GRANTEE: HULSE ALISON						
2265/1801	3/13/2019	QC	U	I	11	100
GRANTOR: ABREW ROBERT W						
GRANTEE: ABREW ROBERT D ET A						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	577.00	SF	5.20	5.20	100	2009	2009	3	90	2,700	
3	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2014	2014	3	87	2,088	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	87	261	

BUILDING DIMENSIONS

BAS=[YR=2009] W4 FSP=[YR=2009] N10 W12 S10 E12 $ W12 N10 W21 S44 FGR=[YR=2009] S21 E20 N3 FOP=[YR=2009] E8 N2 E9 N5 W11 N7 W5 S10 W1 S4 $ N4 E1 N14 W21 $ E21 S4 E5 S7 E11 N45 $.

LAND DESCRIPTION

TOTAL OB/XF 8,304

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 12/02/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS