

LOT 34
IN OR 1686/597
VILLAGES OF WOODBRIDGE #2

SMITH ROBBIN
95140 VENTURES COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0002-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,733	100	1,733	184,144
FGR	457	55	251	26,670
FOP	20	30	6	638
FOP	112	30	34	3,612
TOTALS	2,322		2,024	215,065

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,024	119.1190	113.16	229,036	2010	2010	0	0	6.10	93.90
1 SINGLE FAM - 100% - 2011 Heated Area: 1733 HX Base Yr 2011											
95140 VENTURES CT, FERNANDINA BEACH											
BLD DATE: 05/18/2023 MLU											
XF DATE: AG DATE:											
INC DATE:											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	524.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
100	2010	2010	3	91	2,480
100	2010	2010	3	78	5,391
100	2010	2010	3	78	234

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	TOT ADJ
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		215,065	
TOTAL MARKET OB/XF VALUE		8,105	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		298,170	
SOH/AGL Deduction		136,416	
ASSESSED VALUE		161,754	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		106,754	
TOTAL JUST VALUE		298,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22907	CO ISSUED	0	06/02/2010
E22350	ELEC OTHER	0	01/01/2010
M15006	MECH OTHER	0	01/01/2010
P14077	OTHER	0	12/01/2009
R0912115	REPAIR/RRF	1,200	10/01/2009
B0922907	NEW CONSTR	176,535	10/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1686/0597	6/09/2010	WD	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: SMITH ROBBIN					
1361/0587	10/24/2005	WD	U	V	19
GRANTOR: WOODBRIDGE NASSAU JOI					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2010] W21 FOP=[YR=2010] N8 W14 S8 E14 \$ W14 S61 E8 FOP=[YR=2010] S2 E6 FGR=[YR=2010] S1 E21 N21 W14 N4 W3 S3 W4 S21 \$ N4 W4 S2 W2 \$ E2 N2 E4 N17 E4 N3 E3 S4 E14 N43 \$.											