

LOT 36
VILLAGES OF WOODBRIDGE #2
PB 7/229

HARGROVE CHERYL I L/E/
95160 VENTURES COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0002-0360



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 Floor	12	HARDWOOD 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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
BAL	117	15	18	1,743
BAS	1,793	100	1,793	173,649
FGR	529	55	291	28,183
FOP	16	30	5	484
FOP	149	30	45	4,358
FUS	906	100	906	87,745
PTO	24	5	1	97
UOP	234	20	47	4,552
TOTALS	3,768		3,106	300,811

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,106	110.8140	105.27	326,969	2007	2007	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2017						Heated Area: 2699		HX Base Yr 2017			

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE	95160 VENTURES CT, FERNANDINA BEACH		MLU

EXTRA FEATURES							95160 VENTURES CT, FERNANDINA BEACH				INC DATE						AG DATE			
L N	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	737.00	SF	5.20	5.20	100	2007	2007	3	88	3,373				
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185				
3	0479	VF PICKET	0	100	0	0	132.00	LF	10.00	10.00	100	2013	2013	3	85	1,122				
4	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2013	2013	3	85	816				
5	1242	WD DECK A	0	100	12	11	132.00	SF	10.00	10.00	100	2016	2016	3	74	977				
6	0855	CONC PAVER	0	100	0	0	80.00	SF	10.00	10.00	100	2017	2017	3	97	776				
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