LOT 37
IN OR 1989/996
VILLAGES OF WOODBRIDGE #2

MALTAGLIATI CLAUDIA A & CARLOS F
95155 VENTURES COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0002-0370

BUILDING CHARACTERISTICS

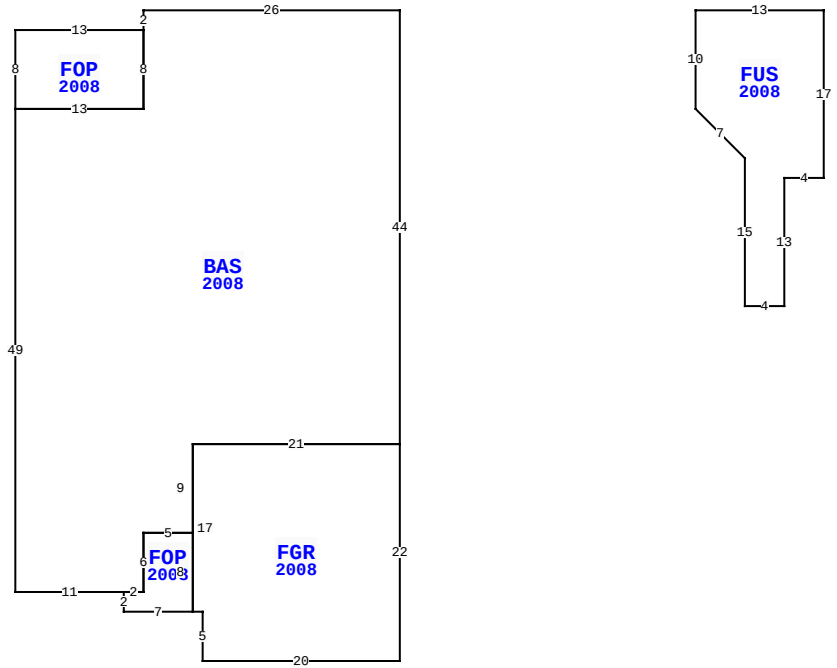
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,826	100	1,826	185,086
FGR	457	55	251	25,442
FOP	44	30	13	1,318
FOP	104	30	31	3,142
FUS	251	100	251	25,442
TOTALS	2,682		2,372	240,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	115.3460	109.58	259,924	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2016 Heated Area: 2077 HX Base Yr 2016



95155 VENTURES CT, FERNANDINA BEACH

BLD DATE	02/05/2009	RK	LGL DATE	
XF DATE	02/05/2009	RK	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		240,430
TOTAL MARKET OB/XF VALUE		5,853
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		321,283
SOH/AGL Deduction		126,973
ASSESSED VALUE		194,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,310
TOTAL JUST VALUE		321,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21490	CO ISSUED	0	09/26/2008
E20964	ELEC OTHER	1,900	06/01/2008
M13948	MECH OTHER	0	06/01/2008
P13246	OTHER	0	06/01/2008
B21490	NEW CONSTR	206,190	05/01/2008
R11308	REPAIR/RRF	1,500	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/0996	6/29/2015	WD	Q	I	01	215,000
GRANTOR: CLARE THOMAS H & GERA						
GRANTEE: MALTAGLIATI CLAUDIA						
1587/1953	10/02/2008	WD	Q	I		202,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CLARE THOMAS H & GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S2 FOP=[YR=2008] W13 S8 E13 N8 $ S8 W13 S49 E11 FOP=[YR=2008] S2 E7 FGR=[YR=2008] E1 S5 E20 N22 W21 S17 $ N8 W5 S6 W2$ E2 N6 E5 N9 E21 N44 $ PTR=E30
FUS=[YR=2008] E13 S17 W4 S13 W4 N15 U5 L5 N10 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	569.00	SF	5.20	5.20	100	2008	2008	3	89	2,633	

LAND DESCRIPTION

TOTAL OB/XF 5,853

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	000134	C	SFR POND	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