LOT 38
IN OR 2042/1492
VILLAGES OF WOODBRIDGE #2

JOHNSON ALAN D & TINA L
95139 VENTURES CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0002-0380

BUILDING CHARACTERISTICS

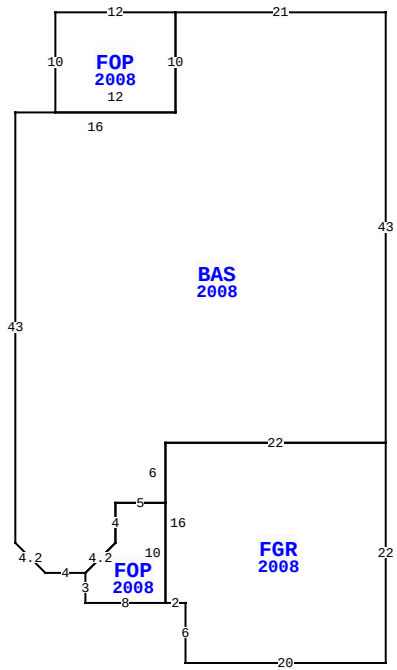
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,582	100	1,582	171,170
FGR	472	55	260	28,131
FOP	64	30	19	2,056
FOP	120	30	36	3,895
TOTALS	2,238		1,897	205,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,897	121.8140	115.72	219,521	2008	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1582 HX Base Yr 2018



95139 VENTURES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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		205,252
TOTAL MARKET OB/XF VALUE		15,961
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		296,213
SOH/AGL Deduction		147,090
ASSESSED VALUE		149,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,123
TOTAL JUST VALUE		296,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108718	REPAIR/RRF	18,954	08/01/2021
B23696	XFOB	6,184	06/01/2010
C21379	CO ISSUED	189,690	09/12/2008
M13870	MECH OTHER	0	05/01/2008
P13206	OTHER	0	05/01/2008
E20834	ELEC OTHER	1,950	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1492	4/28/2016	WD	Q	I	01	224,000
GRANTOR: HARPER DEBORAH						
GRANTEE: JOHNSON ALAN D & TI						
1587/1835	10/02/2008	WD	Q	I		209,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HARPER DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FOP=[YR=2008] W12 S10 E12 N10 $ S10 W16 S43 D3 R3 E4 FOP=[YR=2008] S3 E8 FGR=[YR=2008] E2 S6 E20 N22 W22 S16 $ N10 W5 S4 D3 L3 $ U3 R3 N4 E5 N6 E22 N43 $
.

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	585.00	SF	5.20	5.20	100	2008	2008	3	89	2,707	
3	0911	SCRN RM A	0	100	19	12	228.00	SF	17.50	17.50	100	2010	2010	3	45	1,796	
4	0877	JACUZZI	0	100	0	0	1.00	UT	2,250.00	2,250.00	100	2010	2010	3	45	1,013	
5	0855	CONC PAVER	0	100	0	0	614.00	SF	10.00	10.00	100	2010	2010	3	91	5,587	
6	0479	VF PICKET	0	100	0	0	210.00	LF	10.00	10.00	100	2010	2010	3	78	1,638	

LAND DESCRIPTION

TOTAL OB/XF 15,961

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	0003	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