

GIBSON ELIZABETH R/OLIVER COREY L
95079 VENTURES COURT
FERNANDINA BEACH, FL 32034

40-2N-28-225V-0002-0440

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 80

Exterior Wall16WD FR STUC 20

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4068.00

TOTALS2,4482,034214,976

MDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDO

010012,034119.1190113.16230,167200920090006.6093.40

1 SINGLE FAM - 100% - 2010

Heated Area: 1767

HX Base Yr 2010

PTO 2014

PTO 2009

BAS 2009

FGR 2009

FOP 2009

BLD DATE02/05/2015KKLGL DATE05/18/2023MLU

XF DATEINC DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000706.00SF5.205.20100200920093903,304

20476VF 6 SBPL01000040.00LF32.0032.00100201220123831,062

30470VNYL GATE0100001.00UT300.00300.0010020122012383249

LAND DESCRIPTIONTOTAL OB/XF4,615

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE12/02/2019BYKWA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTYPAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE214,976

TOTAL MARKET OB/XF VALUE4,615

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE294,591

SOH/AGL Deduction135,736

ASSESSED VALUE158,855

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE108,855

TOTAL JUST VALUE294,591

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE266,341

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1648/149411/12/2009WDQI01170,500

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: GIBSON ELIZABETH R

1361/058710/24/2005WDUV195,610,000

GRANTOR: WOODBRIDGE NASSAU JOI

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 S7 PTO=[YR=2009] W10 PTO=[YR=2014] W14 S8 E14 N8\$ S8 E10 N8\$ S8 W24 S54 E13 N3 FOP=[YR=2009] E6 N3 FGR=[YR=2009] E21 N21 W21 S21 \$ N5 W6 S8\$ N8 E6 N16 E21 N42\$.