LOT 47
VILLAGES OF WOODBRIDGE #2
PB 7/229

WOLESHIN TROY A
95051 VENTURES CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-225V-0002-0470

BUILDING CHARACTERISTICS

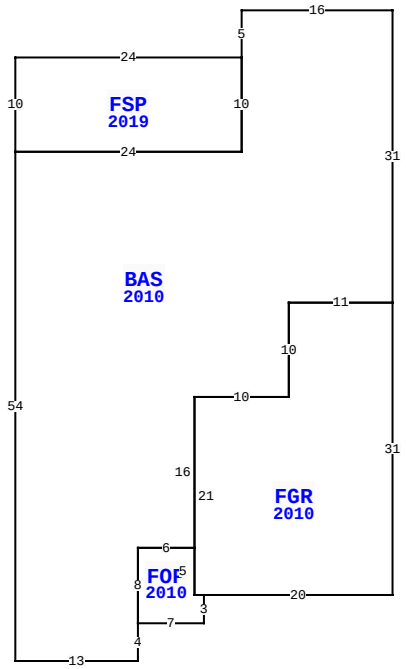
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,630	100	1,630	178,848
FGR	551	55	303	33,246
FOP	51	30	15	1,646
FSP	240	40	96	10,534
TOTALS	2,472		2,044	224,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	122.9998	116.85	238,841	2010	2010	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2021 Heated Area: 1630 HX Base Yr 2021



95051 VENTURES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,272
TOTAL MARKET OB/XF VALUE		3,156
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		302,428
SOH/AGL Deduction		92,605
ASSESSED VALUE		209,823
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,823
TOTAL JUST VALUE		302,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23675	CO ISSUED	0	09/01/2010
M15475	H/AC	0	07/01/2010
E22740	ELEC OTHER	0	06/01/2010
P14324	NEW CONSTR	0	06/01/2010
B23675	NEW CONSTR	188,107	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2354/1157	4/17/2020	WD	Q	I	01	236,000
GRANTOR: BLEIL GARY J & AUBRI						
GRANTEE: WOLESHIN TROY A						
1701/1363	9/02/2010	WD	Q	I	01	184,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BLEIL GARY J & AUBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S5 FSP=[YR=2019] W24 S10 E24 N10 $ S10 W24 S54 E13 N4 FOP=[YR=2010] E7 N3 FGR=[YR=2010] E20 N31 W11 S10 W10 S21 E1 $ W1 N5 W6 S8 $ N8 E6 N16 E10 N10 E11 N31 $.

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	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20	5.20	100	2010	2010	3	91	3,156	

LAND DESCRIPTION

TOTAL OB/XF 3,156

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