LOT 35
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

SMITH SAM & PAM/
95160 VENETO CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

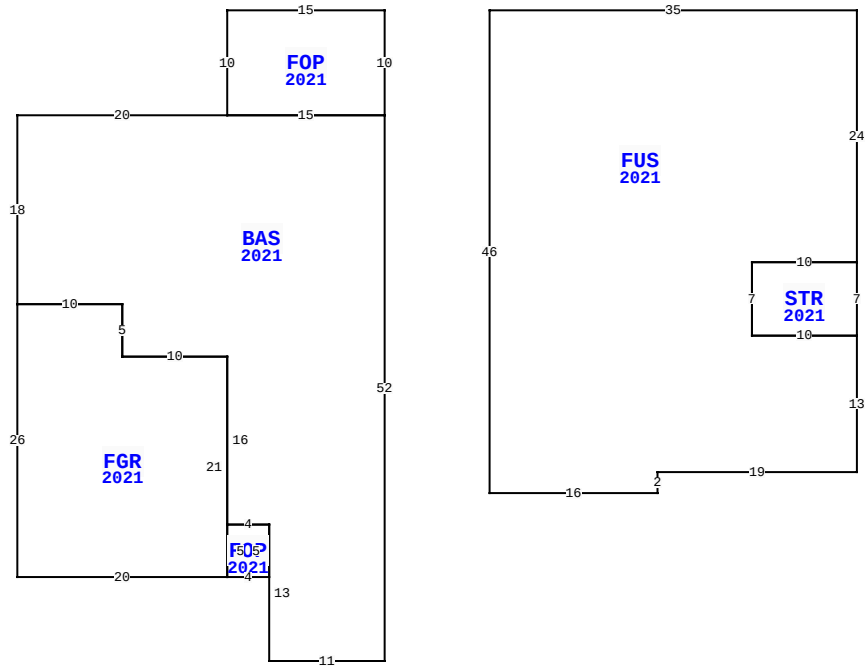
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	120,126
FGR	470	55	258	27,234
FOP	20	30	6	634
FOP	150	30	45	4,750
FUS	1,502	100	1,502	158,550
STR	70	10	7	739
TOTALS	3,350		2,956	312,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,956	111.6720	106.09	313,602	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2640 HX Base Yr 2022



95160 VENETO CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,034
TOTAL MARKET OB/XF VALUE		11,646
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		398,680
SOH/AGL Deduction		72,501
ASSESSED VALUE		326,179
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,179
TOTAL JUST VALUE		398,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009492	CO ISSUED	0	03/31/2021
B2009492	NEW CONSTR	350,863	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/05/2021	CN	Q	I	01	314,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH SAM & PAM						
2386/0102	8/20/2020	SW	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W15 S10 BAS=[YR=2021] W20 S18 FGR=[YR=2021] S26 E20 FOP=[YR=2021] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52 W15$ E15 N10$ PTR= E10 FUS=[YR=2021] E35 S24 STR=[YR=2021] S7 W10 N7 E10$ W10 S7 E10 S13 W19 S2 W16 N46$ W10$.

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2021	2021	3	99	3,542	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2021	2021	3	98	4,892	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	
5	0462	ST/AL FNC	0	100	65	0	260.00	SF	10.00	10.00	100	2021	2021	3	95	2,470	

LAND DESCRIPTION

TOTAL OB/XF 11,646

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/03/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS