

LOT 38
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

LAPUT JUVY E/ABUEG ARNEL B
95136 VENETO CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0038-0000



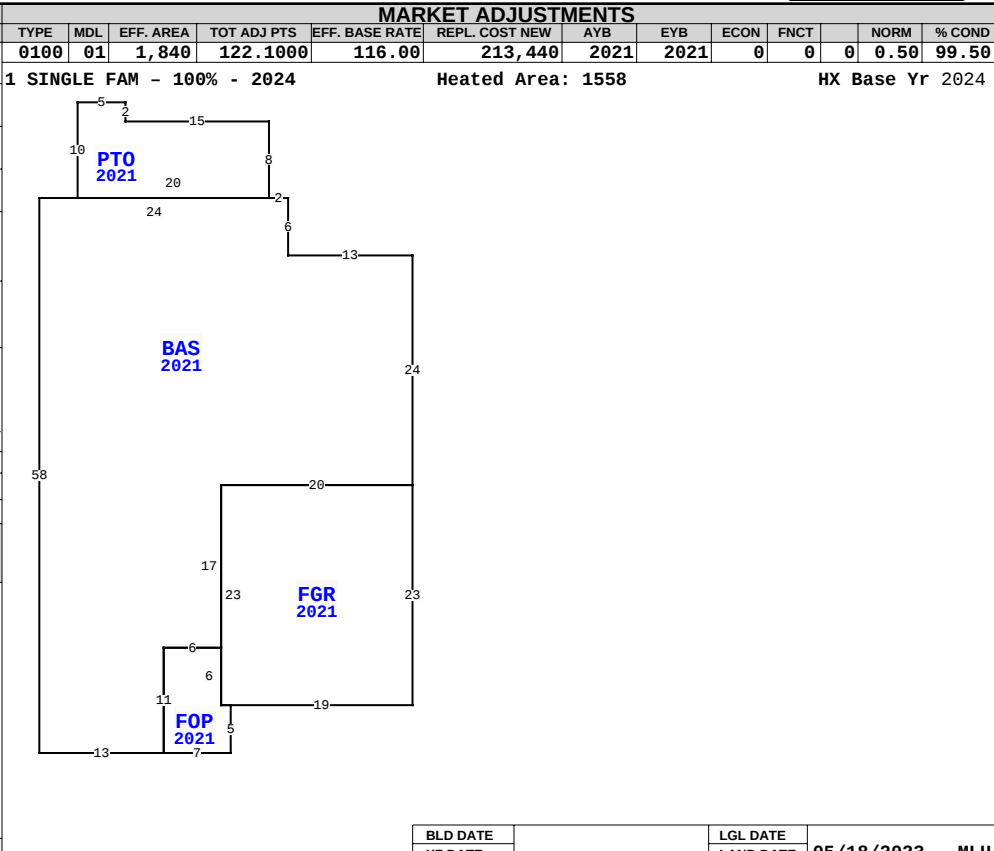
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4068.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	179,824
FGR	460	55	253	29,201
FOP	71	30	21	2,424
PTO	170	5	8	923
TOTALS	2,259		1,840	212,373

L N	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	658.00	SF	5.20	5.20	100	2021	2021	3	99	3,387	

LAND DESCRIPTION			TOTAL OB/XF 3,541														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



95136 VENETO CT, FERNANDINA BEACH	BLD DATE		LGL DATE	05/18/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				212,373	
TOTAL MARKET OB/XF VALUE				3,541	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				290,914	
SOH/AGL Deduction				0	
ASSESSED VALUE				290,914	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				240,914	
TOTAL JUST VALUE				290,914	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				262,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100045	CO ISSUED	0	07/12/2021
B2100045	NEW CONSTR	217,617	01/08/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2480/1091	7/15/2021	SW	Q	I	02
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: LAPUT JUVY E & ARNE					
2419/0180	12/15/2020	SW	Q	V	05
GRANTOR: WOODBRIDGE NASSAU LLC					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2021] W13 N6 W2 PTO=[YR=2021] N8 W15 N2 W5 S10 E20\$ W24 S58 E13 FOP=[YR=2021] E7 N5 FGR=[YR=2021] E19 N23 W20 S23 E1\$ W1 N6 W6 S11\$ N11 E6 N17 E20 N24\$.																	