

LIU MICHAEL & SYDNEY
95120 VENETO COURT
FERNANDINA BEACH, FL 32034

42-2N-28-1141-0040-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		31	HARDIE BRD 100		0100	01	2,282	125.9104	119.61	272,950	2021	2021	0	6	0	0.50	93.50	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023										Heated Area: 1874										HX Base Yr 2023									
Roof Cover		05	COMP SHNGL 100												Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										255,208									
Interior Floo		11	CLAY TILE 60												TOTAL MARKET OB/XF VALUE										5,236									
Interior Floo		14	CARPET 40												TOTAL LAND VALUE - MARKET										75,000									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										335,444									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										24,513									
Bedrooms			4 100												ASSESSED VALUE										310,931									
Bathrooms			2 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										260,931									
Stories		1.	1. 100												TOTAL JUST VALUE										335,444									
Units		00	0 100		NCON VALUE										0																			
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										301,875																			
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	1,874	100	1,874	209,579																														
FGR	630	55	346	38,695																														
FOP	16	30	5	559																														
FOP	190	30	57	6,375																														
TOTALS		2,710	2,282	255,208											BLD DATE				LGL DATE		05/18/2023		MLU											
EXTRA FEATURES		95120 VENETO CT, FERNANDINA BEACH										XF DATE				LAND DATE																		
												INC DATE				AG DATE																		
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	0811	CONCRETE B	0 100	0	0	1,017.00	SF	5.20	5.20	100	2021	2021	3	99	5,236																			
																		SALES DATA																
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																										
2559/0328		4/26/2022		WD	Q	I	01	420,000																										
GRANTOR: GRAY ANDREW LOGAN &																																		
GRANTEE: LIU MICHAEL & SYDNE																																		
2521/0303		12/09/2021		SW	Q	I	01	298,000																										
GRANTOR: RICHMOND AMERICAN HOM																																		
GRANTEE: GRAY ANDREW LOGAN &																																		
BUILDING NOTES																																		
BUILDING DIMENSIONS																																		
BAS=[YR=2021] W25 FOP=[YR=2021] W10 S19 E10 N19\$ S19 W10 S56 E10 N5 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N2 E10 N21 W10 S3 W21 S20\$ N4 W4 S4\$ N4 E4 N16 E21 N50\$.																																		
LAND DESCRIPTION																		TOTAL OB/XF 5,236																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																		