

LOT 45
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

LALLY ROBERT & NANCY
95131 VENETO CT
FERNANDINA BEACH, FL 32034

2024

42-2N-28-1141-0045-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,816	100	1,816	213,722
FGR	683	55	376	44,251
FOP	24	30	7	824
FOP	224	30	67	7,885
TOTALS	2,747		2,266	266,682

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	154
2	0811	CONCRETE B	0	100	0	0	908.00	SF	5.20	5.20	4,674
3	0861	POOL GUNIT	0	100	13	32	416.00	SF	85.00	85.00	34,653
4	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	4,840
5	0476	VF 6 SBPL	0	100	0	0	4.00	LF	32.00	32.00	127
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	594
7	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	2,352

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,266	124.5090	118.28	268,022	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2024 Heated Area: 1816 HX Base Yr 2024											
95131 VENETO CT, FERNANDINA BEACH											
BLD DATE: 05/18/2023 MLU											

TOTAL OB/XF											
47,394											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 266,682											
TOTAL MARKET OB/XF VALUE 47,394											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 389,076											
SOH/AGL Deduction 0											
ASSESSED VALUE 389,076											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 339,076											
TOTAL JUST VALUE 389,076											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 354,678											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000859	SWIM POOL	40,000	01/14/2022
C2102208	CO ISSUED	0	07/29/2021
B2102208	NEW CONSTR	252,000	02/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/712	12/11/2023	WD	Q	I	01	460,000
GRANTOR:UPTON ERNEST K IV						
GRANTEE:LALLY ROBERT & NANC						
2491/0786	7/30/2021	SW	Q	I	01	321,600
GRANTOR:RICHMOND AMERICAN HOM						
GRANTEE:UPTON ERNEST K IV						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2021] W16 BAS=[YR=2021] W19 S47 FGR=[YR=2021] W11 S22 E11 S2 E21 FOP=[YR=2021] E4 N6 W4 S6\$ N21 W21 N3\$ S3 E21 S15 E4 S8 E10 N59 W16 N14\$ S14 E16 N14\$.											