

LOT 46
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

MASTERS JOHN W III & CHELSEA BROOKE
224 CARDINAL RD
RUSSELL, KY 41169

2024

42-2N-28-1141-0046-0000



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/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,877	100	1,877	216,886
FGR	420	55	231	26,692
FOP	57	30	17	1,964
FOP	171	30	51	5,893
TOTALS	2,525		2,176	251,436

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	714.00	SF	5.20	5.20

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,176	122.2452	116.13	252,699	2021	2021	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2022												
Heated Area: 1877												
HX Base Yr 2022												

FOP 2021

BAS 2021

FGR 2021

FOP 2021

95139 VENETO CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,436	
TOTAL MARKET OB/XF VALUE		3,676	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		330,112	
SOH/AGL Deduction		57,225	
ASSESSED VALUE		272,887	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		222,887	
TOTAL JUST VALUE		330,112	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,966	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102178	CO ISSUED	0	09/15/2021
B2102178	NEW CONSTR	258,374	02/24/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2498/1333	9/16/2021	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: MASTERS JOHN W III					
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] W16 FOP=[YR=2021] W19 S9 E19 N9\$ S9 W19 S66 E10									
FOP=[YR=2021] E5 N5 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1 N8									
W4 S13\$ N13 E4 N12 E21 N50\$.									