

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,088	114.1536	108.45	334,894	2021	2021	0	0	0.50	99.50

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

EXTRA FEATURES				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	122,799
FGR	690	55	380	41,005
FOP	20	30	6	648
FOP	150	30	45	4,856
FUS	1,502	100	1,502	162,078
PTO	200	5	10	1,080
STR	70	10	7	755
TOTALS	3,770		3,088	333,220

95155 VENETO CT, FERNANDINA BEACH

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

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	6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0		959.00	5.20	100	2021	2021	3	99	4,937	

LAND DESCRIPTION																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			333,220
TOTAL MARKET OB/XF VALUE			5,091
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			413,311
SOH/AGL Deduction			211,169
ASSESSED VALUE			202,142
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			152,142
TOTAL JUST VALUE			413,311
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008579	ADDITION	15,000	06/02/2022
C2011625	CO ISSUED	0	05/20/2021
B2011625	NEW CONSTR	361,489	11/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/1847	5/20/2021	SW	Q	I	01	313,500

GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: BIRATH LARRY C H JR

2386/0102	8/20/2020	SW	Q	V	05	680,000
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GRANTOR: WOODBRIDGE NASSAU LLC
GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=2021] W20 FOP=[YR=2021] W15 S10 BAS=[YR=2021] S52 E11 N8 FOP=[YR=2021] E4 FGR=[YR=2021] E20 N2 E11 N20 W11 N4 W10 S5 W10 S21\$ N5 W4 S5\$ N5 E4 N16 E10 N5 E10 N18 W35\$ E15 N10\$ S10 E20 N10\$ PTR= E25 FUS=[YR=2021] E35 S46 W16 N2 W19 N13 STR=[YR=2021] N7 E10 S7 W10\$ E10 N7 W10 N24\$ W25\$.