LOT 26
IN OR 1981/1496
VILLAGES OF WOODBRIDGE #2

MEHRLE SHERRY D
95014 VENTURES CT
FERNANDINA BEACH, FL 32034

**2025**

**40-2N-28-225V-0002-0260**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| 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 | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

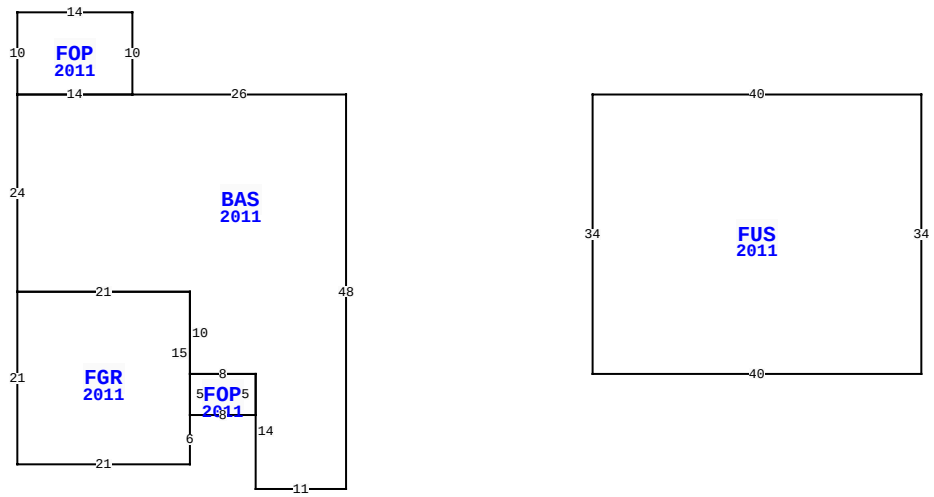
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4068.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,304 | 100 | 2011 | 1,304 | 144,725 |
| FGR | 441 | 55 | 2011 | 243 | 26,970 |
| FOP | 40 | 30 | 2011 | 12 | 1,331 |
| FOP | 140 | 30 | 2011 | 42 | 4,661 |
| FUS | 1,360 | 100 | 2011 | 1,360 | 150,940 |
| TOTALS | 3,285 | | | 2,961 | 328,628 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,961 | 116.9454 | 116.95 | 346,289 | 2011 | 2013 | 0 | 0 | 0 | 5.10 | 94.90 |

1 SINGLE FAM – 100% - 2013 Heated Area: 2664 HX Base Yr 2013




95014 VENTURES CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/25/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 328,628 |
| TOTAL MARKET OB/XF VALUE | | 3,901 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 417,529 |
| SOH/AGL Deduction | | 203,605 |
| ASSESSED VALUE | | 213,924 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 163,202 |
| TOTAL JUST VALUE | | 417,529 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 392,789 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2107471 | SOLAR PANELS | 28,012 | 08/01/2021 |
| B2004161 | REPAIR/RRF | 0 | 06/01/2020 |
| B1023715 | CO ISSUED | 0 | 11/18/2011 |
| P14745 | NEW CONSTR | 0 | 04/01/2011 |
| E22914 | NEW CONSTR | 0 | 09/01/2010 |
| M15499 | H/AC | 0 | 07/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1981/1496 | 5/27/2015 | QC | U | I | 11 | 100 |
| GRANTOR: MEHRLE LARRY L | | | | | | |
| GRANTEE: MEHRLE SHERRY D | | | | | | |
| 1828/1423 | 11/28/2012 | WD | Q | I | 02 | 179,800 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: MEHRLE LARRY L & SH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W26 FOP=[YR=2011] N10 W14 S10 E14 $ W14 S24 FGR=[YR=2011] S21 E21 N6 FOP=[YR=2011] E8 N5 W8 S5 $ N15 W21 $ E21 S10 E8 S14 E11 N48 $ PTR=E30 FUS=[YR=2011] E40 S34 W40 N34 $ W30 $ .

## EXTRA FEATURES

| LN | 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 | 656.00 | SF | 5.20 | 5.20 | 100 | 2011 | 2011 | 3 | 91 | 3,104 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 30.00 | LF | 32.00 | 32.00 | 100 | 2013 | 2013 | 3 | 83 | 797 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,901

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | RES | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS