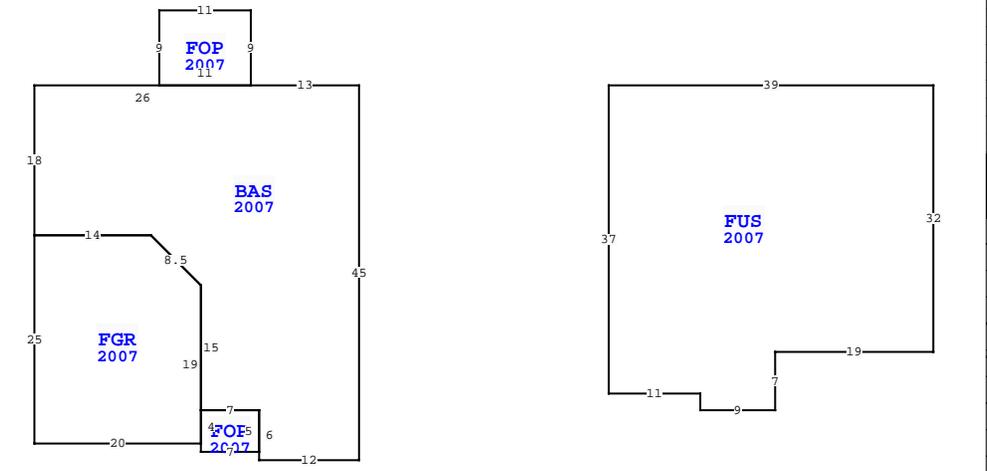


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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	2,862	113.5332	113.53	324,923	2007	2007	0	0	8.10	91.90



Quality					
DOR CODE	MAP NUM				
05 Quality Level 05	04				
0100 SINGLE FAMILY					
NEIGHBORHOOD/LOC 4068.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,191	100	2007	1,191	124,262
FGR	482	55	2007	265	27,648
FOP	35	30	2007	10	1,043
FOP	99	30	2007	30	3,130
FUS	1,366	100	2007	1,366	142,520
TOTALS	3,173			2,862	298,604

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,604	
TOTAL MARKET OB/XF VALUE		4,997	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		388,601	
SOH/AGL Deduction		128,048	
ASSESSED VALUE		260,553	
TOTAL EXEMPTION VALUE		105,722	
BASE TAXABLE VALUE		154,831	
TOTAL JUST VALUE		388,601	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,321	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19122	ELEC OTHER	1,900	04/01/2007
M12855	MECH OTHER	0	04/01/2007
P12283	OTHER	0	04/01/2007
C19678	CO ISSUED	0	03/01/2007
R10226	REPAIR/RRF	1,500	03/01/2007
B19678	NEW CONSTR	304,715	03/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1816	12/30/2019	WD	Q	I	01	269,100
GRANTOR: DOMENICO LISA						
GRANTEE: GOULD PIERCE JOHN &						
2286/0021	6/27/2019	QC	U	I	11	100
GRANTOR: DOMENICO DAVID						
GRANTEE: DOMENICO LISA						

95122 VENTURES CT, FERNANDINA BEACH BLD DATE 07/10/2007 RK LGL DATE 04/25/2025 MLU  
XF DATE INC DATE

EXTRA FEATURES																
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	646.00	SF	5.20	5.20	100	2007	2007	3	87	2,923	
2	0476	VF 6 SBPL	0	100	0	90.00	LF	32.00	32.00	100	2008	2008	3	72	2,074	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W13 FOP=[YR=2007] N9 W11 S9 E11 \$ W26 S18 FGR=[YR=2007] S25 E20 FOP=[YR=2007] S1 E7 N5 W7 S4 \$ N19 U6 L6 W14 \$ E14 D6 R6 S15 E7 S6 E12 N45 \$ PTR=E30 FUS=[YR=2007] E39 S32 W19 S7 W9 N2 W11 N37 \$ W30 \$ .	

LAND DESCRIPTION																		TOTAL OB/XF									
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	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										