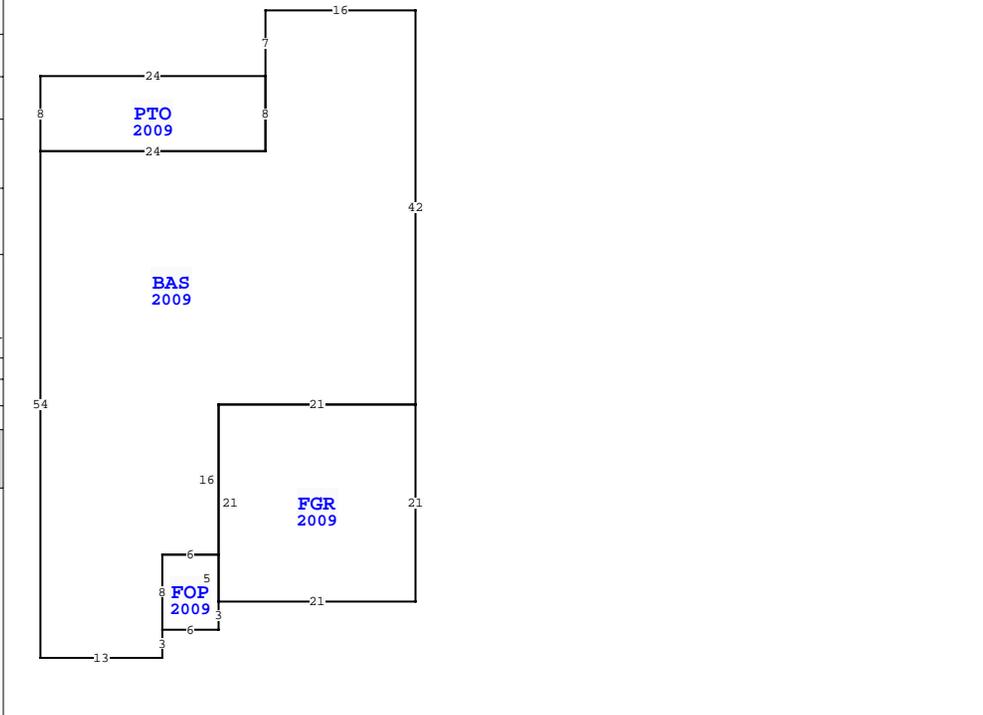


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	2,034	114.9148	114.91	233,727	2009	2009	0	0	7.10	92.90



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	1,767	100	2009	1,767	188,630
FGR	441	55	2009	243	25,940
FOP	48	30	2009	14	1,495
PTO	192	5	2009	10	1,067
TOTALS	2,448			2,034	217,132

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	635.00	SF	5.20	5.20	100	2009	2009	3	89	2,939	
2	0479	VF PICKET	0	100	0	216.00	LF	10.00	10.00	100	2011	2011	3	78	1,685	

95158 VENTURES CT, FERNANDINA BEACH				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	04/25/2025
				INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			217,132
TOTAL MARKET OB/XF VALUE			4,624
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			306,756
SOH/AGL Deduction			146,159
ASSESSED VALUE			160,597
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			109,875
TOTAL JUST VALUE			306,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14730	MECH OTHER	0	08/01/2009
C0922666	CO ISSUED	0	07/01/2009
E21979	ELEC OTHER	1,800	07/01/2009
P13853	OTHER	0	07/01/2009
B22666	NEW CONSTR	155,055	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1644/0989	10/08/2009	WD	Q	I	01	163,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ARMSTRONG FERNE T &						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2009] W16 S7 PTO=[YR=2009] W24 S8 E24 N8 \$ S8 W24 S54 E13 N3 FOP=[YR=2009] E6 N3 FGR=[YR=2009] E21 N21 W21 S21 \$ N5 W6 S8 \$ N8 E6 N16 E21 N42 \$.

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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							