LOT 41
VILLAGES OF WOODBRIDGE #2
PB 7/229

FERMAN JERRY M & KIM T L/E/
95107 VENTURES COURT
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0002-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 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
Quality	05	Quality Level 05

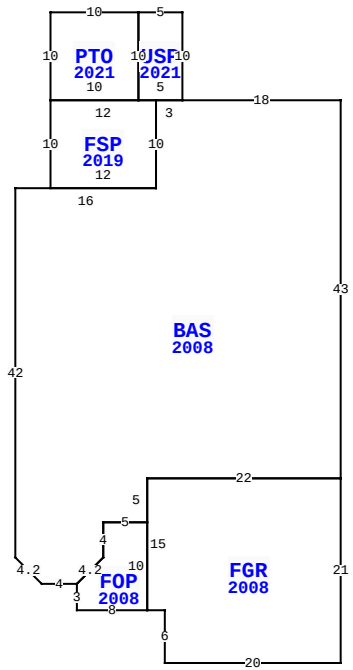
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	2008	1,567	176,384
FGR	450	55	2008	248	27,916
FOP	64	30	2008	19	2,139
FSP	120	40	2019	48	5,403
PTO	100	5	2021	5	563
USP	50	30	2021	15	1,688
TOTALS	2,351			1,902	214,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,902	122.3530	122.35	232,710	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1567 HX Base Yr



95107 VENTURES CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,093
TOTAL MARKET OB/XF VALUE		7,627
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		306,720
SOH/AGL Deduction		30,621
ASSESSED VALUE		276,099
TOTAL EXEMPTION VALUE	13	276,099
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		306,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2013343	FOP/ SCRN ENCLSR	3,500	01/07/2021
M13668	3 TON UNIT	0	03/01/2008
C21049	CO ISSUED	0	02/01/2008
R11017	REPAIR/RRF	1,500	02/01/2008
P13054	OTHER	0	02/01/2008
B21049	NEW CONSTR	187,365	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1931	11/16/2023	LE	U	I	11	100
GRANTOR: FERMAN JERRY M & KIM						
GRANTEE: FERMAN MIKAYLA						
1572/0941	6/18/2008	WD	Q	I		200,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FERMAN JERRY M & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 USP=[YR=2021] N10 W5 PTO=[YR=2021] W10 S10 E10 N10$ S10 E5$ W3 FSP=[YR=2019] W12 S10 E12 N10 $ S10 W16 S42 D3 R3 E4 FOP=[YR=2008] S3 E8 FGR=[YR=2008] E2 S6 E20 N21 W22 S15 $ N10 W5 S4 D3 L3 $ U3 R3 N4 E5 N5 E22N43 $.

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	0479	VF PICKET	0	100	0	0	48.00	LF	10.00	10.00	100	2008	2008	3	72	346	
2	0811	CONCRETE B	0	100	0	0	649.00	SF	5.20	5.20	100	2008	2008	3	88	2,970	
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2008	2008	3	72	1,382	
4	0855	CONC PAVER	0	100	18	8	144.00	SF	10.00	10.00	100	2014	2014	3	94	1,354	
5	0911	SCRN RM A	0	100	10	10	100.00	SF	17.50	17.50	100	2021	2021	3	90	1,575	

LAND DESCRIPTION

TOTAL OB/XF 7,627

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 08/09/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS