LOT 44
IN OR 1648/1494
VILLAGES OF WOODBRIDGE #2

GIBSON ELIZABETH R/OLIVER COREY L
95079 VENTURES COURT
FERNANDINA BEACH, FL 32034

2025

40-2N-28-225V-0002-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

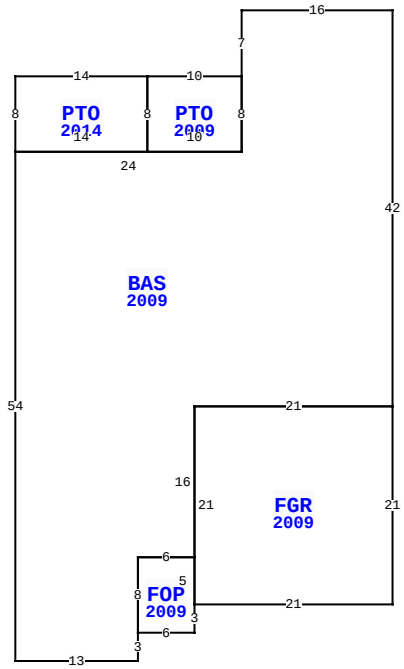
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,767	100	2009	1,767	195,541
FGR	441	55	2009	243	26,891
FOP	48	30	2009	14	1,550
PTO	80	5	2009	4	442
PTO	112	5	2014	6	664
TOTALS	2,448			2,034	225,087

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	119.1190	119.12	242,290	2009	2009	0	0	0	7.10	92.90

1 SINGLE FAM – 100% - 2010 Heated Area: 1767 HX Base Yr 2010



95079 VENTURES CT, FERNANDINA BEACH

BLD DATE	02/05/2015 KK	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		225,087
TOTAL MARKET OB/XF VALUE		4,547
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		314,634
SOH/AGL Deduction		151,172
ASSESSED VALUE		163,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,740
TOTAL JUST VALUE		314,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14799	MECH OTHER	0	09/01/2009
E22087	ELEC OTHER	1,800	09/01/2009
R12054	REPAIR/RRF	1,500	08/01/2009
P13910	OTHER	0	08/01/2009
B22783	NEW CONSTR	170,489	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1648/1494	11/12/2009	WD	Q	I	01	170,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GIBSON ELIZABETH R						
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] W10 PTO=[YR=2014] W14 S8 E14 N8$ S8 E10 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$
.

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	706.00	SF	5.20	5.20	100	2009	2009	3	89	3,267	
2	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	100	2012	2012	3	81	1,037	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	

LAND DESCRIPTION

TOTAL OB/XF 4,547

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/02/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS