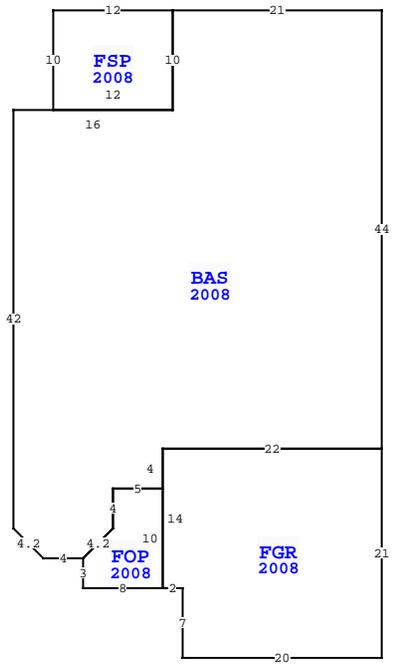


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating 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	1,589	100	2008	1,589	179,489
FGR	448	55	2008	246	27,788
FOP	64	30	2008	19	2,146
FSP	120	40	2008	48	5,422
TOTALS	2,221			1,902	214,846

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	122.7842	122.78	233,528	2008	2008	0	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2009 Heated Area: 1589 HX Base Yr 2009												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,846	
TOTAL MARKET OB/XF VALUE		5,722	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		305,568	
SOH/AGL Deduction		146,431	
ASSESSED VALUE		159,137	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		108,415	
TOTAL JUST VALUE		305,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107942	SOLAR PANELS	35,088	08/01/2021
C21461	CO ISSUED	189,465	09/30/2008
B21919	ADDITION	693	09/01/2008
E20965	ELEC OTHER	1,900	06/01/2008
M13947	MECH OTHER	0	06/01/2008
P13244	OTHER	0	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1587/1847	10/02/2008	WD Q	Q	I		185,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAUPIN TESA M						
1361/0587	10/24/2005	WD U	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN H						

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	0			616.00	SF	5.20	5.20	100	2008	2008	3	88	2,819	
2	0476	VF 6 SBPL	0	100	0	0			126.00	LF	32.00	32.00	100	2008	2008	3	72	2,903	

95069 VENTURES CT, FERNANDINA BEACH

BLD DATE	12/03/2008	RK	LGL DATE	
XF DATE			LAND DATE	04/25/2025
INC DATE			AG DATE	MLU

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=2008] W21 FSP=[YR=2008] W12 S10 E12 N10 \$ S10 W16  
 S42 D3 R3 E4 FOP=[YR=2008] S3 E8 FGR=[YR=2008] E2 S7 E20  
 N21 W22 S14 \$ N10 W5 S4 D3 L3 \$ U3 R3 N4 E5 N4 E22 N44 \$

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								