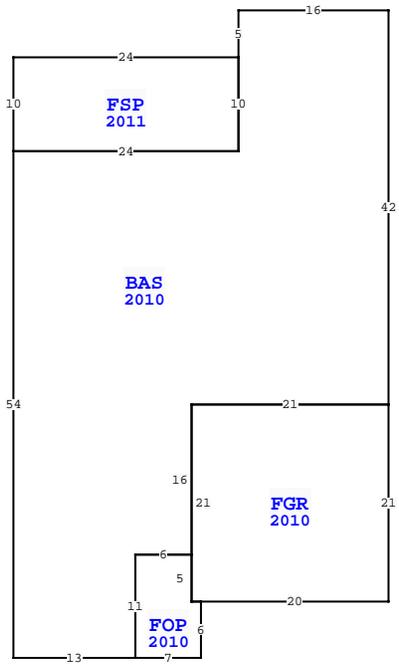


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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
BAS	1,767	100	2010
FGR	441	55	2010
FOP	72	30	2010
FSP	240	40	2011
TOTALS	2,520		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,128	115.9928	115.99	246,827	2010	2010	0	0	6.60	93.40
1 SINGLE FAM - 0% - 0 Heated Area: 1767 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			230,536
TOTAL MARKET OB/XF VALUE			3,257
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			318,793
SOH/AGL Deduction			41,574
ASSESSED VALUE			277,219
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			277,219
TOTAL JUST VALUE			318,793
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24489	ADDITION	2,024	03/01/2011
C23425	CO ISSUED	0	06/22/2010
M15215	MECH OTHER	0	04/01/2010
E22576	ELEC OTHER	0	04/01/2010
B23425	NEW CONSTR	232,239	03/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1899/1364	1/17/2014	WD Q	Q	I	01	169,000
GRANTOR: HARDING-BOYLAN KIM R						
GRANTEE: IH3 PROPERTY FLORID						
1684/0969	6/21/2010	WD Q	Q	I	01	179,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HARDING KIM R						

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	0	0	0		696.00	SF	5.20				3,257	

95059 VENTURES CT, FERNANDINA BEACH

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

BUILDING DIMENSIONS											
BAS=[YR=2010] W16 S5 FSP=[YR=2011] W24 S10 E24 N10 S \$ S10											
W24 S54 E13 FOP=[YR=2010] E7 N6 FGR=[YR=2010] E20 N21 W21											
S21 E1 \$ W1 N5 W6 S11 \$ N11 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	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							