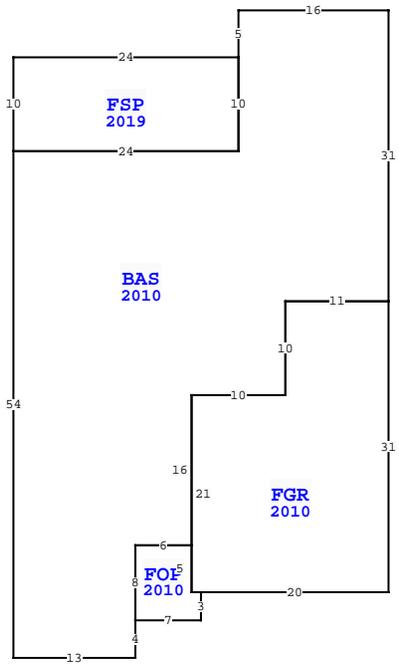


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	1,630	100	2010
FGR	551	55	2010
FOP	51	30	2010
FSP	240	40	2019
TOTALS	2,472		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,044	122.9998	123.00	251,412	2010	2010	0	0	6.60	93.40
1 SINGLE FAM - 100% - 2021											
Heated Area: 1630					HX Base Yr 2021						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			234,819
TOTAL MARKET OB/XF VALUE			3,122
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			322,941
SOH/AGL Deduction			107,033
ASSESSED VALUE			215,908
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			165,186
TOTAL JUST VALUE			322,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23675	CO ISSUED	0	09/01/2010
M15475	H/AC	0	07/01/2010
E22740	ELEC OTHER	0	06/01/2010
P14324	NEW CONSTR	0	06/01/2010
B23675	NEW CONSTR	188,107	06/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/1157	4/17/2020	WD	Q	I	01	236,000
GRANTOR: BLEIL GARY J & AUBRI						
GRANTEE: WOLESHEIN TROY A						
1701/1363	9/02/2010	WD	Q	I	01	184,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BLEIL GARY J & AUBR						

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		667.00	SF	5.20		3	90	3,122	

TOTAL OB/XF										3,122					
95051 VENTURES CT, FERNANDINA BEACH										BLD DATE		LGL DATE		04/25/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES									
BUILDING DIMENSIONS									

BAS=[YR=2010] W16 S5 FSP=[YR=2019] W24 S10 E24 N10 S S10
W24 S54 E13 N4 FOP=[YR=2010] E7 N3 FGR=[YR=2010] E20 N31
W11 S10 W10 S21 E1 S W1 N5 W6 S8 S N8 E6 N16 E10 N10 E11 N31
\$.

LAND DESCRIPTION										TOTAL OB/XF										3,122					
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								