LOT 33
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

BRULAND JESSICA
95176 VENETO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

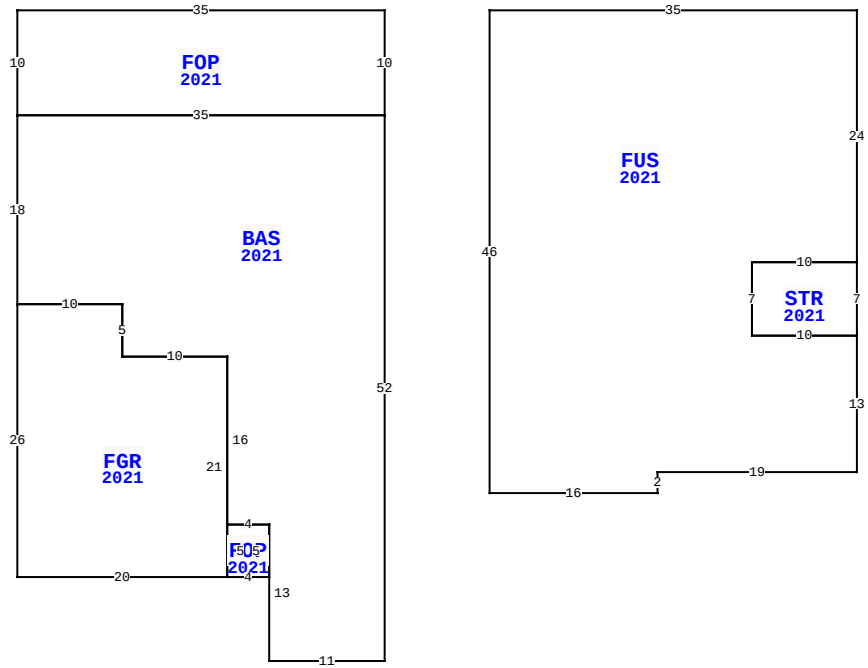
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2021	1,138	123,139
FGR	470	55	2021	258	27,917
FOP	20	30	2021	6	649
FOP	350	30	2021	105	11,362
FUS	1,502	100	2021	1,502	162,527
STR	70	10	2021	7	757
TOTALS	3,550			3,016	326,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	109.2960	109.30	329,649	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2640 HX Base Yr 2022



95176 VENETO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,353
TOTAL MARKET OB/XF VALUE		12,636
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		423,989
SOH/AGL Deduction		117,193
ASSESSED VALUE		306,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,074
TOTAL JUST VALUE		423,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009493	CO ISSUED	0	03/26/2021
B2009493	NEW CONSTR	355,693	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0068	3/26/2021	SW	Q	I	01	308,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BRULAND JESSICA						
2386/0102	8/20/2020	SW	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

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	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	2021	2021	3	99	309	
2	0811	CONCRETE B	0	100	0	0	675.00	SF	5.20	5.20	100	2021	2021	3	99	3,475	
3	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2021	2021	3	96	6,267	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
5	0462	ST/AL FNC	0	100	54	0	216.00	SF	10.00	10.00	100	2021	2021	3	93	2,009	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

BUILDING DIMENSIONS

FOP=[YR=2021] W35 S10 BAS=[YR=2021] S18 FGR=[YR=2021] S26 E20 FOP=[YR=2021] E4 N5 W4 S5$ N21 W10 N5 W10$ E10 S5 E10 S16 E4 S13 E11 N52 W35$ E35 N10$ PTR= E10 FUS=[YR=2021] E35 S24 STR=[YR=2021] S7 W10 N7 E10$ W10 S7 E10 S13 W19 S2 W16 N46$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 12,636

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	000134	C	RES POND	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 08/03/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS