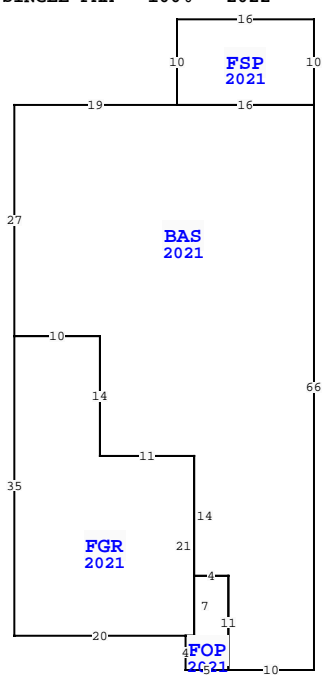




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4068.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,601	100	2021
FGR	581	55	2021
FOP	48	30	2021
FSP	160	40	2021
TOTALS	2,390		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022								
				Heated Area:	1601			HX Base Yr	2022		



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	254,085			
TOTAL MARKET OB/XF VALUE	3,449			
TOTAL LAND VALUE - MARKET	85,000			
TOTAL MARKET VALUE	342,534			
SOH/AGL Deduction	114,643			
ASSESSED VALUE	227,891			
TOTAL EXEMPTION VALUE	HX HB WX SX		105,722	
BASE TAXABLE VALUE	122,169			
TOTAL JUST VALUE	342,534			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	321,048			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010873	CO ISSUED	0	03/30/2021
B2010873	NEW CONSTR	229,510	11/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0943	3/31/2021	SW	Q	I	01	261,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DE LA CRUZ MIRIAM L						
2386/0102	8/20/2020	SW	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES												95168 VENETO CT, FERNANDINA BEACH		BLD DATE	LGL DATE	MLU
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	0810	CONCRETE A	0	100	8	3			6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2021	2021	3	99	3,295	
TOTAL OB/XF 3,449																

BUILDING NOTES											
BUILDING DIMENSIONS											

FSP=[YR=2021] W16 S10 BAS=[YR=2021] W19 S27 FGR=[YR=2021]
S35 E20 FOP=[YR=2021] S4 E5 N11 W4 S7 W1\$ E1 N21 W11 N14
W10\$ E10 S14 E11 S14 E4 S11 E10 N66 W16\$ E16 N10\$.

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							