LOT 35
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

SMITH SAM & PAM/
95160 VENETO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0035-0000

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

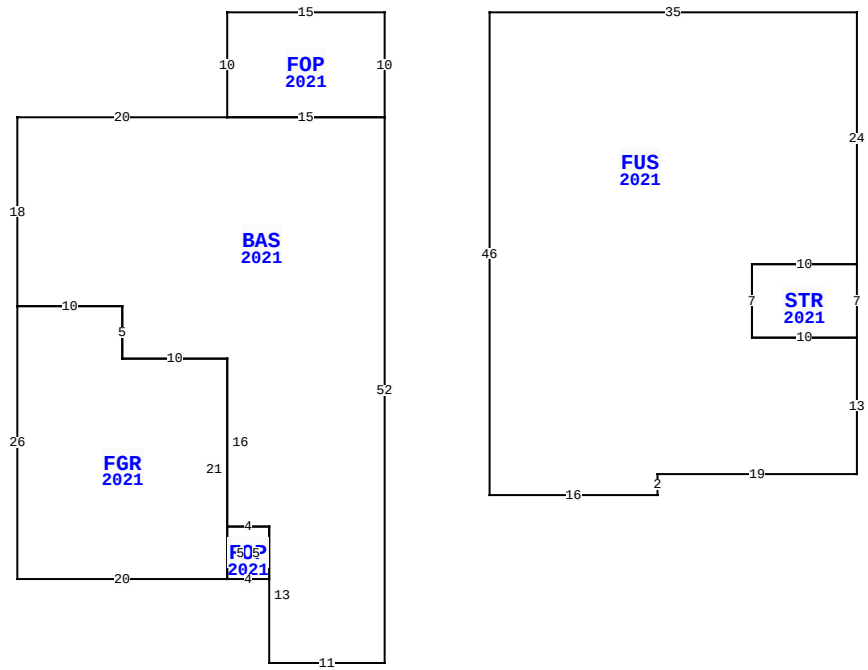
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2021	1,138	125,809
FGR	470	55	2021	258	28,523
FOP	20	30	2021	6	663
FOP	150	30	2021	45	4,975
FUS	1,502	100	2021	1,502	166,051
STR	70	10	2021	7	774
TOTALS	3,350			2,956	326,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,956	111.6720	111.67	330,097	2021	2021	0	0	0	1.00	99.00

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



95160 VENETO CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,796
TOTAL MARKET OB/XF VALUE		11,482
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		423,278
SOH/AGL Deduction		87,640
ASSESSED VALUE		335,638
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,916
TOTAL JUST VALUE		423,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009492	CO ISSUED	0	03/31/2021
B2009492	NEW CONSTR	350,863	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/05/2021	CN	Q	I	01	314,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH SAM & PAM						
2386/0102	8/20/2020	SW	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W15 S10 BAS=[YR=2021] W20 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 W15$ E15 N10$ PTR= E10 FUS=[YR=2021] E35 S24 STR=[YR=2021] S7 W10 N7 E10$ W10 S7 E10 S13 W19 S2 W16 N46$ W10$.

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	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2021	2021	3	99	3,542	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2021	2021	3	96	4,792	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
5	0462	ST/AL FNC	0	100	65	0	260.00	SF	10.00	10.00	100	2021	2021	3	93	2,418	

LAND DESCRIPTION

TOTAL OB/XF 11,482

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	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							

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