LOT 36
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

EKEMA ROBERT A & MAUNA LYNN
95152 VENETO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0036-0000

BUILDING CHARACTERISTICS

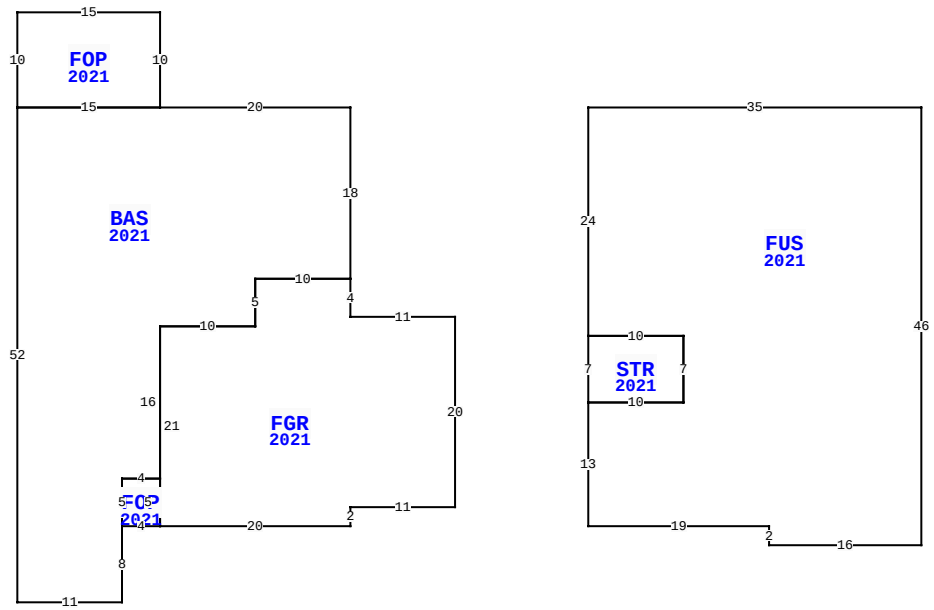
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	135,610
FGR	690	55	2021	380	45,282
FOP	20	30	2021	6	715
FOP	150	30	2021	45	5,362
FUS	1,502	100	2021	1,502	178,987
STR	70	10	2021	7	834
TOTALS	3,570			3,078	366,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	120.4280	120.43	370,684	2021	2021	0	0	0	1.05	98.95

1 SINGLE FAM – 0% - 0 Heated Area: 2640 HX Base Yr



95152 VENETO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	366,792
TOTAL MARKET OB/XF VALUE	4,043
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	455,835
SOH/AGL Deduction	13,295
ASSESSED VALUE	442,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,540
TOTAL JUST VALUE	455,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100124	CO ISSUED	0	09/15/2021
B2100124	NEW CONSTR	365,099	01/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2497/1397	9/10/2021	SW	Q	I	01	406,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EKEMA ROBERT A & MA						
2419/0180	12/15/2020	SW	Q	V	05	630,200
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 FOP=[YR=2021] N10 W15 S10 E15$ W15 S52 E11 N8 FOP=[YR=2021] E4 FGR=[YR=2021] E20 N2 E11 N20 W11 N4 W10 S5 W10 S21$ N5 W4 S5$ N5 E4 N16 E10 N5 E10 N18$ PTR=E25 FUS=[YR=2021] E35 S46 W16 N2 W19 N13 STR=[YR=2021] N7 E10 S7 W10 $ E10 N7 W10 N24$ W25$.

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	0812	CONCRETE C	0	0	0	0	1,021.00	SF	4.00	4.00	100	2021	2021	3	99	4,043	

LAND DESCRIPTION

TOTAL OB/XF 4,043

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/15/2021 BY JH Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS