LOT 40
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

LIU MICHAEL & SYDNEY
95120 VENETO COURT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0040-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

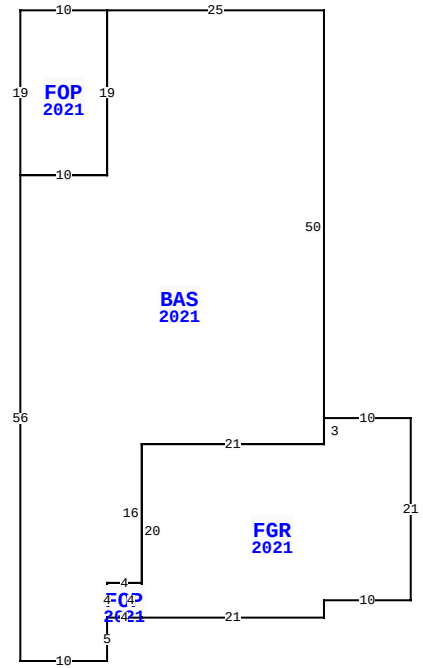
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2021	1,874	219,438
FGR	630	55	2021	346	40,515
FOP	16	30	2021	5	586
FOP	190	30	2021	57	6,675
TOTALS	2,710			2,282	267,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	125.9104	125.91	287,327	2021	2021	0	6	0	1.00	93.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1874 HX Base Yr 2023



95120 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		267,214
TOTAL MARKET OB/XF VALUE		5,236
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		357,450
SOH/AGL Deduction		37,502
ASSESSED VALUE		319,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,226
TOTAL JUST VALUE		357,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105486	CO ISSUED	0	12/01/2021
B2105486	NEW CONSTR	281,506	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0328	4/26/2022	WD	Q	I	01	420,000
GRANTOR: GRAY ANDREW LOGAN &						
GRANTEE: LIU MICHAEL & SYDNE						
2521/0303	12/09/2021	SW	Q	I	01	298,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GRAY ANDREW LOGAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 FOP=[YR=2021] W10 S19 E10 N19$ S19 W10 S56 E10 N5 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N2 E10 N21 W10 S3 W21 S20$ N4 W4 S4$ N4 E4 N16 E21 N50$.

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	0811	CONCRETE B	0	100	0	0	1,017.00	SF	5.20	5.20	100	2021	2021	3	99	5,236	

LAND DESCRIPTION

TOTAL OB/XF 5,236

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 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS