LOT 41
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

BANNER MICHAEL & GWENDOLYN
95112 VENETO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0041-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

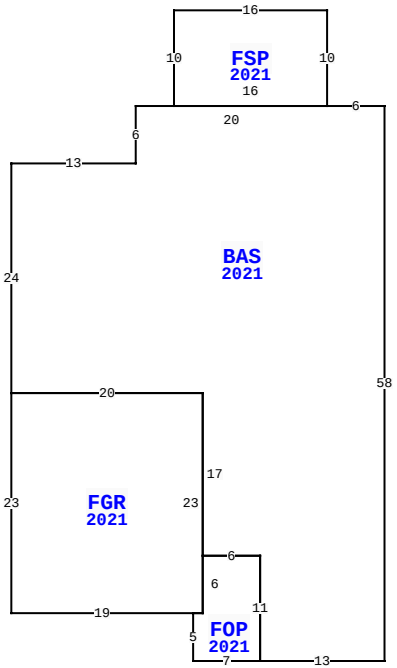
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2021	1,558	184,566
FGR	460	55	2021	253	29,971
FOP	71	30	2021	21	2,488
FSP	160	40	2021	64	7,581
TOTALS	2,249			1,896	224,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,896	119.6580	119.66	226,875	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1558 HX Base Yr 2024



95112 VENETO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,606
TOTAL MARKET OB/XF VALUE		3,542
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		313,148
SOH/AGL Deduction		11,650
ASSESSED VALUE		301,498
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		245,776
TOTAL JUST VALUE		313,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103007	CO ISSUED	0	09/15/2021
B2103007	NEW CONSTR	221,496	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1363	9/16/2021	SW	Q	I	02	281,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BANNER MICHAEL & GW						
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] W6 FSP=[YR=2021] N10 W16 S10 E16$ W20 S6 W13 S24 FGR=[YR=2021] S23 E19 FOP=[YR=2021] S5 E7 N11 W6 S6 W1$ E1 N23 W20$ E20 S17 E6 S11 E13 N58$.

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	688.00	SF	5.20	5.20	100	2021	2021	3	99	3,542	

LAND DESCRIPTION

TOTAL OB/XF 3,542

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 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