LOT 42
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

LENDRY CAITLIN & DEVON
95104 VENETO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0042-0000

BUILDING CHARACTERISTICS

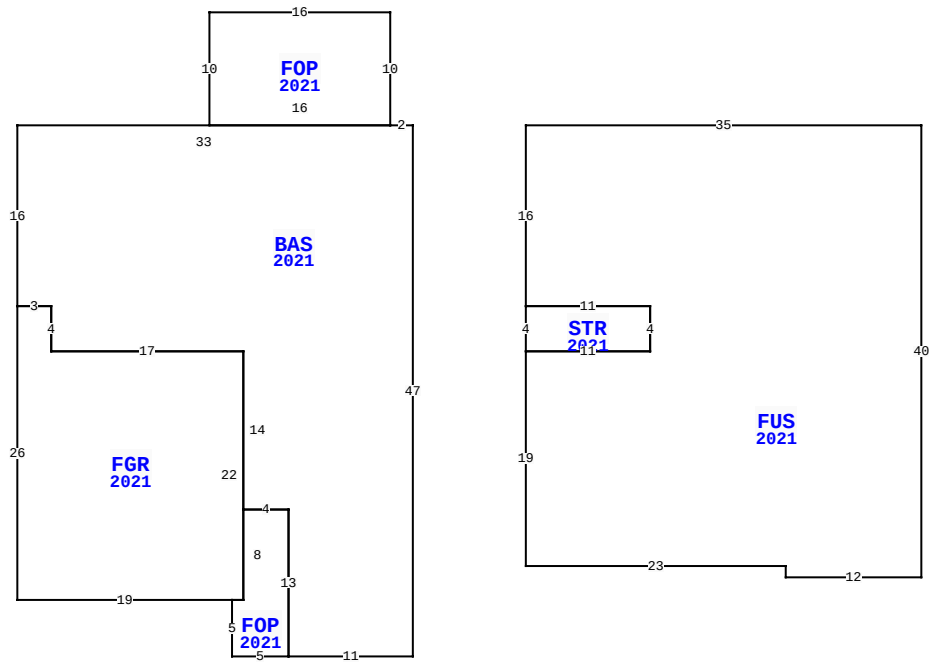
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,041	100	2021	1,041	118,848
FGR	452	55	2021	249	28,428
FOP	57	30	2021	17	1,940
FOP	160	30	2021	48	5,480
FUS	1,333	100	2021	1,333	152,185
STR	44	10	2021	4	456
TOTALS	3,087			2,692	307,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,692	115.3152	115.32	310,441	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2374 HX Base Yr



95104 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	307,337
TOTAL MARKET OB/XF VALUE	4,491
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	396,828
SOH/AGL Deduction	0
ASSESSED VALUE	396,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,828
TOTAL JUST VALUE	396,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106407	CO ISSUED	0	12/30/2021
B2106407	NEW CONSTR	339,918	05/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1171	1/04/2022	SW	Q	I	01	325,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LENDRY CAITLIN & DE						
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] W2 FOP=[YR=2021] N10 W16 S10 E16$ W33 S16 FGR=[YR=2021] S26 E19 FOP=[YR=2021] S5 E5 N13 W4 S8 W1$ E1 N22 W17 N4 W3$ E3 S4 E17 S14 E4 S13 E11 N47$ PTR=E10 FUS=[YR=2021] E35 S40 W12 N1 W23 N19 STR=[YR=2021] N4 E11 S4 W11$ E11 N4 W11 N16$ 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	0	0	0	674.00	SF	6.50	6.50	100	2021	2021	3	99	4,337	
2	0810	CONCRETE A	0	0	3	8	24.00	SF	6.50	6.50	100	2021	2021	3	99	154	

LAND DESCRIPTION

TOTAL OB/XF 4,491

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS