LOT 43
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

PAGE JULIE A
230 EAST SIXTH STREET
PERRYSBURG, OH 43551

2025

42-2N-28-1141-0043-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

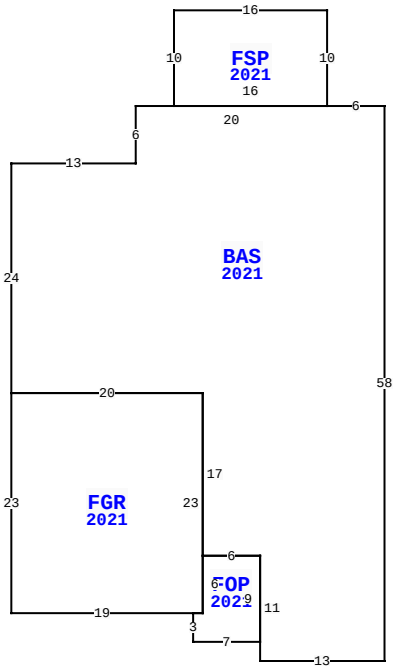
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2021	1,558	184,889
FGR	460	55	2021	253	30,024
FOP	57	30	2021	17	2,018
FSP	160	40	2021	64	7,595
TOTALS	2,235			1,892	224,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	119.8736	119.87	226,794	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1558 HX Base Yr



95115 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	224,526
TOTAL MARKET OB/XF VALUE	3,552
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	313,078
SOH/AGL Deduction	0
ASSESSED VALUE	313,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,078
TOTAL JUST VALUE	313,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105463	CO ISSUED	0	10/21/2021
B2105463	NEW CONSTR	233,722	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/353	4/04/2024	WD	Q	I	01	382,000
GRANTOR: HARRIS JON M						
GRANTEE: PAGE JULIE A						
2508/1111	10/21/2021	SW	Q	I	01	298,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HARRIS JON M						

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] S3 E7 N9 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	0	0	0	690.00	SF	5.20	5.20	100	2021	2021	3	99	3,552	

LAND DESCRIPTION

TOTAL OB/XF 3,552

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 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