LOT 45
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

LALLY ROBERT & NANCY
95131 VENETO CT
FERNANDINA BEACH, FL 32034

2025

42-2N-28-1141-0045-0000

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 50
Interior Floo	14	CARPET 50
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

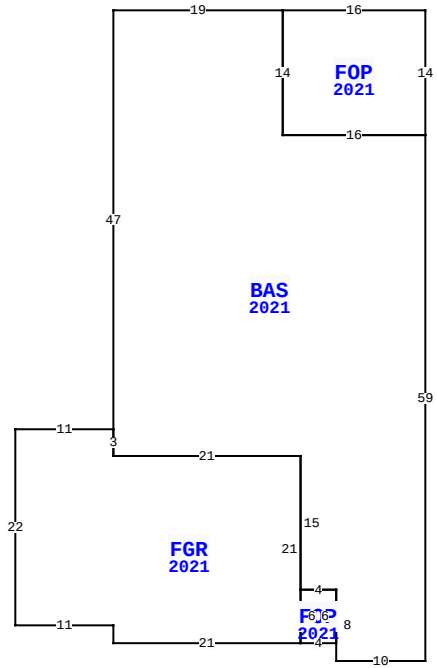
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2021	1,816	223,849
FGR	683	55	2021	376	46,348
FOP	24	30	2021	7	863
FOP	224	30	2021	67	8,259
TOTALS	2,747			2,266	279,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,266	124.5090	124.51	282,140	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1816 HX Base Yr 2024



95131 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		279,319
TOTAL MARKET OB/XF VALUE		46,205
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		410,524
SOH/AGL Deduction		10,165
ASSESSED VALUE		400,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		349,637
TOTAL JUST VALUE		410,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000859	SWIM POOL	40,000	01/14/2022
C2102208	CO ISSUED	0	07/29/2021
B2102208	NEW CONSTR	252,000	02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/712	12/11/2023	WD	Q	I	01	460,000
GRANTOR: UPTON ERNEST K IV						
GRANTEE: LALLY ROBERT & NANC						
2491/0786	7/30/2021	SW	Q	I	01	321,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: UPTON ERNEST K IV						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W16 BAS=[YR=2021] W19 S47 FGR=[YR=2021] W11 S22 E11 S2 E21 FOP=[YR=2021] E4 N6 W4 S6$ N21 W21 N3$ S3 E21 S15 E4 S8 E10 N59 W16 N14$ S14 E16 N14$.

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	100	8	3	24.00	SF	6.50	6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0	908.00	SF	5.20	5.20	100	2021	2021	3	99	4,674	
3	0861	POOL GUNIT	0	100	13	32	416.00	SF	85.00	85.00	100	2022	2022	3	95	33,592	
4	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	100	2022	2022	3	99	4,792	
5	0476	VF 6 SBPL	0	100	0	0	4.00	LF	32.00	32.00	100	2022	2022	3	98	125	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
7	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2022	2022	3	95	2,280	

LAND DESCRIPTION

TOTAL OB/XF 46,205

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	000134	C	RES POND	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 10/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS