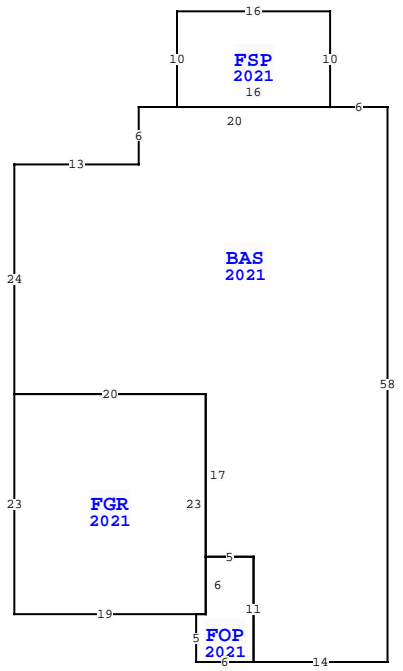


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,904	132.5940	132.59	252,451	2021	2021	0	0	0	1.00	99.00		
1 SINGLE FAM - 0% - 2025 Heated Area: 1569 HX Base Yr														



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	1,569	100	2021	1,569	205,954
FGR	460	55	2021	253	33,210
FOP	60	30	2021	18	2,363
FSP	160	40	2021	64	8,401
TOTALS	2,249			1,904	249,926

EXTRA FEATURES																
L N	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	730.00	SF	5.20	5.20	100	2021	2021	3	99	3,758	

TOTAL OB/XF													
95147 VENETO CT, FERNANDINA BEACH													
3,758													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			249,926
TOTAL MARKET OB/XF VALUE			3,758
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			338,684
SOH/AGL Deduction			0
ASSESSED VALUE			338,684
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			338,684
TOTAL JUST VALUE			338,684
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103214	CO ISSUED	0	08/31/2021
B2103214	NEW CONSTR	221,496	03/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/460	6/12/2024	WD Q	Q	I	01	380,000
GRANTOR: MATINI NASSER REVOCAB						
GRANTEE: BROADBENT JOANN M						
2494/1041	8/31/2021	SW Q	Q	I	01	271,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MATINI NASSER REVOC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] W6 FSP=[YR=2021] N10 W16 S10 E16 S W20 S6 W13 S24 FGR=[YR=2021] S23 E19 FOP=[YR=2021] S5 E6 N11 W5 S6 W1 S E1 N23 W20 S E20 S17 E5 S11 E14 N58 S.													