

VENTO MICHAEL A & BRENDA A
1733 MALLARD LANE
FERNADNINA BEACH, FL 32034

2026

00-00-30-031B-0020-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
12CEDAR 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
11CLAY TILE 70
14CARPET 30
03CENTRAL 100
04AIR DUCTED 100
3 100
2 100
02WOOD FRAME 100
1. 100
0 100
05DIST 1A 100
00NONE 100

06Quality Level 06
0100SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2009.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,09210019931,092188,476
FGR52055199328649,363
FOP64301993193,279

TOTALS1,6761,397241,118

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA1,397TOT ADJ PTS145.7924EFF. BASE RATE202.65REPL. COST NEW283,102AYB1986EYB1995ECONFNCT0NORM14.83% COND85.17
0900011,397145.7924202.65283,102198619950014.8385.17
1 SNGL FAM 100% - 2020Heated Area: 1092HX Base Yr 2020

26262626

BAS1993FGR1993FOP1993

1944

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/28/2026MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 18

VALUATION BYSTANDARD
Tax Group: 8Tax Dist:
BUILDING MARKET VALUE241,118
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET205,000
TOTAL MARKET VALUE446,118
SOH/AGL Deduction214,274
ASSESSED VALUE231,844
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE180,433
TOTAL JUST VALUE446,118
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE432,259

PERMIT NUMDESCRIPTIONAMTISSUED
B960539REPAIR/RRF50011/01/1996

SALES DATA
OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CD SALE PRICE
2161/116711/25/2017WDQI02219,000
GRANTOR: CORRUS RICHARD M & DE
GRANTEE: VENTO MICHAEL A & B
1142/09076/04/2003WDQI139,900
GRANTOR: ROWE JENNIFER S
GRANTEE: CORRUS RICHARD M &

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W20 BAS=[YR=1993] W42 S26 E23 FOP=[YR=1993] S4 E16 N4 W16 \$ E19 N26 \$ S26 E20 N26 \$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEARCHACTUALQ% CONDOB/XF MKT VALUENOTES

1000100CRES100RSF-20.000.001.00LT1.001.001.00205,000.00205,000.00205,000

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.00205,000.00205,000.00205,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 205,000Market: 0Agricultural: 0Common: 205,000

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