LOT 26
IN OR 1981/1496
VILLAGES OF WOODBRIDGE #2

MEHRLE SHERRY D
95014 VENTURES CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0260

BUILDING CHARACTERISTICS

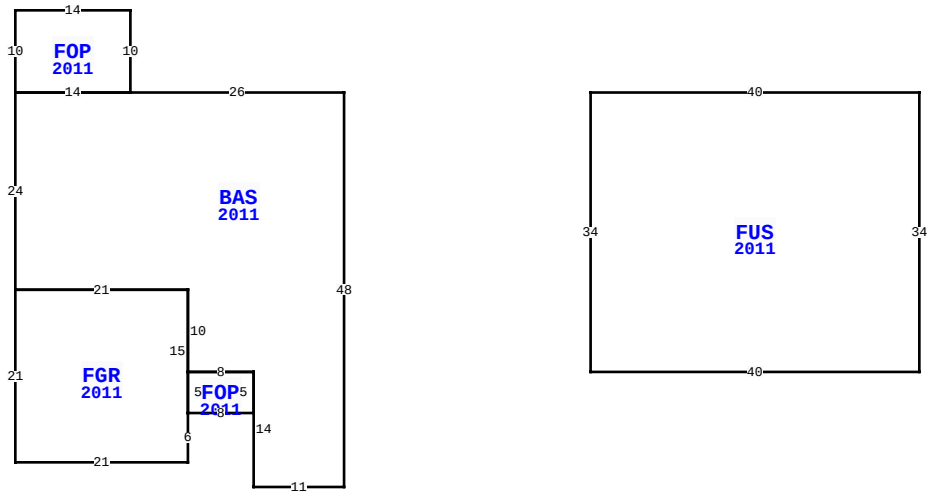
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	2011	1,304	135,959
FGR	441	55	2011	243	25,336
FOP	40	30	2011	12	1,252
FOP	140	30	2011	42	4,379
FUS	1,360	100	2011	1,360	141,797
TOTALS	3,285			2,961	308,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,961	106.3140	111.63	330,536	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 100% - 2013 Heated Area: 2664 HX Base Yr 2013



95014 VENTURES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,721
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		393,721
SOH/AGL Deduction		174,021
ASSESSED VALUE		219,700
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,289
TOTAL JUST VALUE		393,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107471	SOLAR PANELS	28,012	08/01/2021
B2004161	REPAIR/RRF	0	06/01/2020
B1023715	CO ISSUED	0	11/18/2011
P14745	NEW CONSTR	0	04/01/2011
E22914	NEW CONSTR	0	09/01/2010
M15499	H/AC	0	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1981/1496	5/27/2015	QC	U	I	11	100
GRANTOR: MEHRLE LARRY L						
GRANTEE: MEHRLE SHERRY D						
1828/1423	11/28/2012	WD	Q	I	02	179,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MEHRLE LARRY L & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W26 FOP=[YR=2011] N10 W14 S10 E14 $ W14 S24 FGR=[YR=2011] S21 E21 N6 FOP=[YR=2011] E8 N5 W8 S5 $ N15 W21 $ E21 S10 E8 S14 E11 N48 $ PTR=E30 FUS=[YR=2011] E40 S34 W40 N34 $ W30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS