LOT 27
VILLAGES OF WOODBRIDGE #2
PB 7/229

DUFFY CRISTINA ANN & THOMAS EUGENE III
95024 VENTURES CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0270

BUILDING CHARACTERISTICS

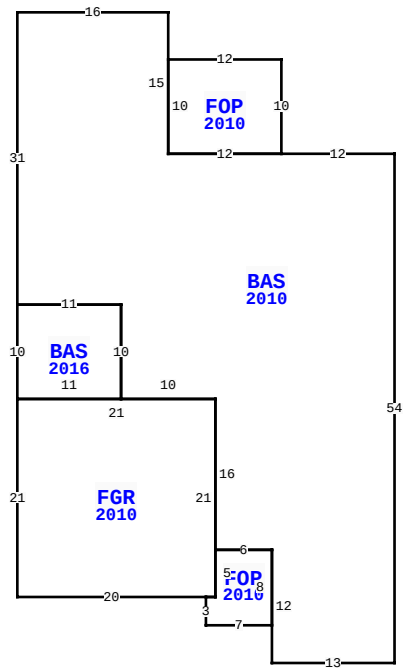
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,630	100	2010	1,630	172,172
BAS	110	100	2016	110	11,619
FGR	441	55	2010	243	25,667
FOP	51	30	2010	15	1,585
FOP	120	30	2010	36	3,802
TOTALS	2,352			2,034	214,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	108.2900	113.70	231,266	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2011 Heated Area: 1740 HX Base Yr 2011



95024 VENTURES 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		214,846
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		299,846
SOH/AGL Deduction		130,369
ASSESSED VALUE		169,477
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,066
TOTAL JUST VALUE		299,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326989	REMODEL	0	03/01/2013
C22908	CO ISSUED	0	03/10/2010
M14907	H/AC	0	11/01/2009
E0922199	ELEC OTHER	1,800	10/01/2009
P0913972	OTHER	0	10/01/2009
R0912116	REPAIR/RRF	1,400	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0393	1/10/2021	QC	U	I	11	100
GRANTOR: EATON CRISTINA A N/K/						
GRANTEE: DUFFY CRISTINA ANN						
1668/0910	3/19/2010	WD	Q	I	01	162,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EATON CRISTINA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 FOP=[YR=2010] N10 W12 S10 E12 $ W12 N15 W16 S31 BAS=[YR=2016] S10 FGR=[YR=2010] S21 E20 FOP=[YR=2010] S3 E7 N8 W6 S5 W1 $ E1 N21 W21$ E11 N10 W11$ E11 S10 E10 S16 E6 S12 E13 N54 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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