LOT 28
IN OR 2340/1776
VILLAGES OF WOODBRIDGE #2

CANTRELL KATHERINE
95048 VENTURES COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

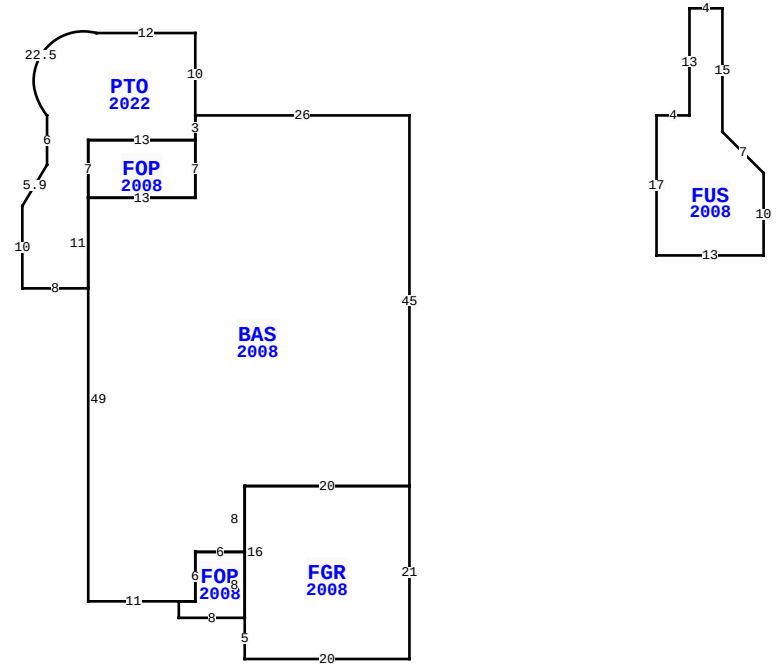
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,855	100	2008	1,855	186,876
FGR	420	55	2008	231	23,271
FOP	52	30	2008	16	1,612
FOP	91	30	2008	27	2,720
FUS	251	100	2008	251	25,286
PTO	409	5	2022	20	2,015
TOTALS	3,078			2,400	241,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,400	104.8600	110.10	264,240	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2018 Heated Area: 2106 HX Base Yr 2018



95048 VENTURES CT, FERNANDINA BEACH

BLD DATE	08/12/2008	RK	LGL DATE	
XF DATE	08/12/2008	RK	LAND DATE	04/25/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,780
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		326,780
SOH/AGL Deduction		118,671
ASSESSED VALUE		208,109
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,698
TOTAL JUST VALUE		326,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13670	3.5 TON UNIT	0	03/01/2008
C21050	CO ISSUED	0	02/01/2008
R11018	REPAIR/RRF	1,500	02/01/2008
P13055	OTHER	0	02/01/2008
B21050	NEW CONSTR	204,040	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/1776	2/18/2020	QC	U	I	11	100
GRANTOR: HORNSBY JOHN C						
GRANTEE: CANTRELL KATHERINE						
2117/0222	4/27/2017	WD	Q	I	01	216,000
GRANTOR: HOLT DEWAYNE & SUSAN						
GRANTEE: HORNSBY KATHERINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W26 S3 S7 W13 S49 E11 E2 N6 E6 N8 E20 N45 $
FGR=[YR=2008;ORIG=-20,61] S5 E20 N21 W20 S16 $
FUS=[YR=2008;ORIG=30,0] E4 N13 E4 S15 D5R5 S10 W13 N17 $
PTO=[YR=2022;ORIG=-26,0] S3 W13 S7 S11 W8 N10 U5R3 N6 U10R6G212 E12 S10 $
FOP=[YR=2008;ORIG=-26,3] W13 S7 E13 N7 $
FOP=[YR=2008;ORIG=-28,59] S2 E8 N8 W6 S6 W2 $
PTR=[ORIG=0,0] E30 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