

LOT 29
VILLAGES OF WOODBRIDGE #2
PB 7/229

HULSE ALISON
95076 VENTURES CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0290



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	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

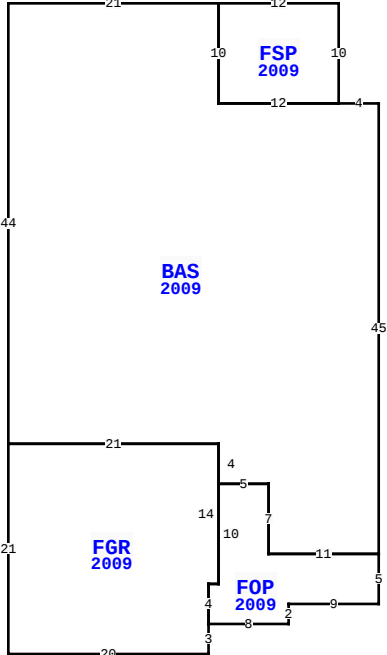
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	2009	1,609	171,965
FGR	434	55	2009	239	25,544
FOP	133	30	2009	40	4,275
FSP	120	40	2009	48	5,130
TOTALS	2,296			1,936	206,913

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,936	110.6420	116.17	224,905	2009	2009	0	0
1 SINGLE FAM 100% - 2021 Heated Area: 1609 HX Base Yr 2021									
									
95076 VENTURES CT, FERNANDINA BEACH									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					206,913				
TOTAL MARKET OB/XF VALUE					3,185				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					295,098				
SOH/AGL Deduction					83,159				
ASSESSED VALUE					211,939				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					160,528				
TOTAL JUST VALUE					295,098				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					311,144				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P17?	HT WTR HTR	0	03/01/2017
C21866	CO ISSUED	0	02/25/2009
E21368	NEW CONSTR	2,200	11/01/2008
M14207	H/AC	0	10/01/2008
R11530	REPAIR/RRF	1,500	09/01/2008
B21866	NEW CONSTR	203,065	09/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2406/1648	10/29/2020	WD	Q	I	02	210,000	
GRANTOR: ABREW ROBERT D REVOCA							
GRANTEE: HULSE ALISON							
2265/1801	3/13/2019	QC	U	I	11	100	
GRANTOR: ABREW ROBERT W							
GRANTEE: ABREW ROBERT D ET A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W4 FSP=[YR=2009] N10 W12 S10 E12 \$ W12 N10 W21 S44 FGR=[YR=2009] S21 E20 N3 FOP=[YR=2009] E8 N2 E9 N5 W11 N7 W5 S10 W1 S4 \$ N4 E1 N14 W21 \$ E21 S4 E5 S7 E11 N45 \$									

OTHER ADJUSTMENTS AND NOTES									

Common: 85,000 PRINTED 07/09/2026 BY SYS