LOT 30
VILLAGES OF WOODBRIDGE #2
PB 7/229

**LIPKA LISA/LUCAS MICHELLE**
95098 VENTURES CT
FERNANDINA BEACH, FL 32034

**2026**

**40-2N-28-225V-0002-0300**

## BUILDING CHARACTERISTICS

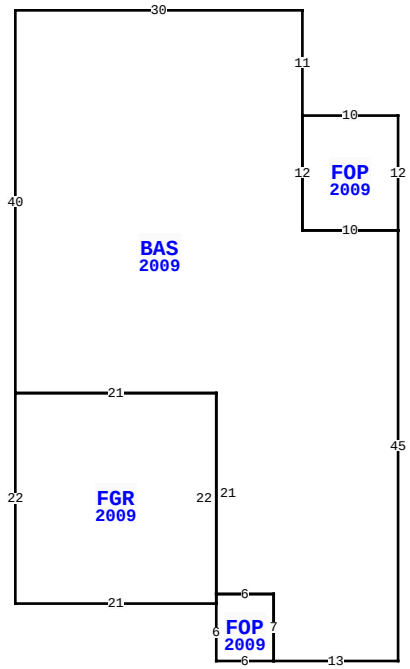
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 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 | 1,860 | 100 | 2009 | 1,860 | 190,288 |
| FGR | 462 | 55 | 2009 | 254 | 25,986 |
| FOP | 42 | 30 | 2009 | 13 | 1,330 |
| FOP | 120 | 30 | 2009 | 36 | 3,683 |
| TOTALS | 2,484 | | | 2,163 | 221,286 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,163 | 105.4480 | 110.72 | 239,487 | 2009 | 2009 | 0 | 0 | 0 | 7.60 | 92.40 |

1 SINGLE FAM 50% - 2024 Heated Area: 1860 HX Base Yr 2024




95098 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 | | 221,286 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 306,286 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 306,286 |
| TOTAL EXEMPTION VALUE | HA HAB | 51,411 |
| BASE TAXABLE VALUE | | 254,875 |
| TOTAL JUST VALUE | | 306,286 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 323,477 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C22574 | CO ISSUED | 0 | 09/08/2009 |
| E21899 | ELEC OTHER | 1,800 | 07/01/2009 |
| M14657 | MECH OTHER | 0 | 07/01/2009 |
| B22574 | NEW CONSTR | 172,330 | 06/01/2009 |
| P13810 | OTHER | 0 | 06/01/2009 |
| R11925 | REPAIR/RRF | 1,500 | 06/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2548/0079 | 3/12/2022 | QC | U | I | 11 | 100 |
| GRANTOR: ROBERTSON MARY F | | | | | | |
| GRANTEE: LIPKA LISA & MICHEL | | | | | | |
| 2396/0915 | 9/29/2020 | WD | Q | I | 01 | 250,000 |
| GRANTOR: BURTON LYNN C | | | | | | |
| GRANTEE: ROBERTSON MARY F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2009] W10 BAS=[YR=2009] N11 W30 S40 FGR=[YR=2009] S22 E21 FOP=[YR=2009] S6 E6 N7 W6 S1 $ N22 W21 $ E21 S21 E6 S7 E13 N45 W10 N12 $ S12 E10 N12 $ .

## 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 | 50 | 0003 | 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