LOT 32
VILLAGES OF WOODBRIDGE #2
PB 7/229

MCCORT KATHLEEN
95122 VENTURES CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0320

BUILDING CHARACTERISTICS

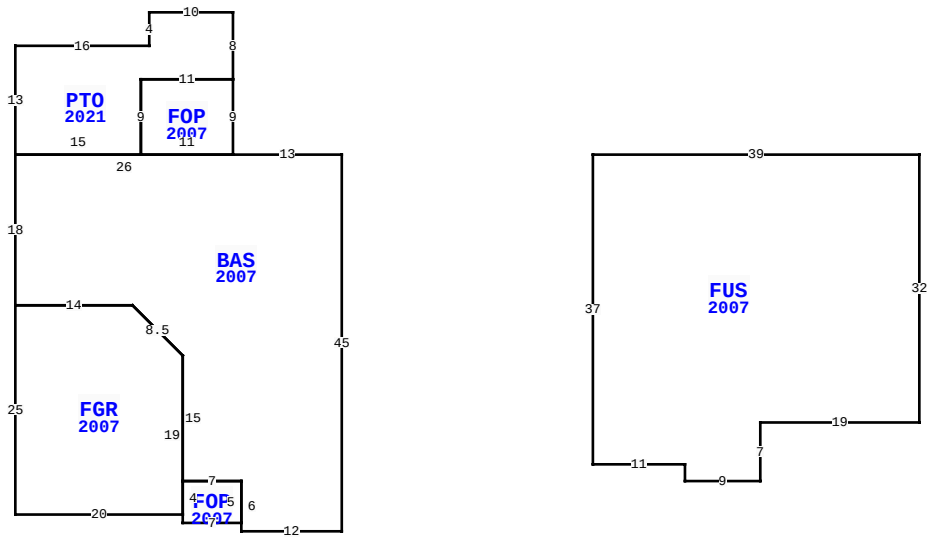
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,191	100	2007	1,191	117,969
FGR	482	55	2007	265	26,248
FOP	35	30	2007	10	991
FOP	99	30	2007	30	2,971
FUS	1,366	100	2007	1,366	135,302
PTO	279	5	2021	14	1,387
TOTALS	3,452			2,876	284,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,876	103.2120	108.37	311,672	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2020 Heated Area: 2557 HX Base Yr 2020



95122 VENTURES CT, FERNANDINA BEACH

BLD DATE	07/10/2007 RK	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		284,868
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,868
SOH/AGL Deduction		100,780
ASSESSED VALUE		269,088
TOTAL EXEMPTION VALUE	SX HX HB DX	106,411
BASE TAXABLE VALUE		162,677
TOTAL JUST VALUE		369,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19122	ELEC OTHER	1,900	04/01/2007
M12855	MECH OTHER	0	04/01/2007
P12283	OTHER	0	04/01/2007
C19678	CO ISSUED	0	03/01/2007
R10226	REPAIR/RRF	1,500	03/01/2007
B19678	NEW CONSTR	304,715	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1816	12/30/2019	WD	Q	I	01	269,100
GRANTOR: DOMENICO LISA						
GRANTEE: GOULD PIERCE JOHN &						
2286/0021	6/27/2019	QC	U	I	11	100
GRANTOR: DOMENICO DAVID						
GRANTEE: DOMENICO LISA						

BUILDING NOTES

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

BUILDING DIMENSIONS

FUS=[YR=2007;ORIG=30,0] E39 S32 W19 S7 W9 N2 W11 N37 $
BAS=[YR=2007;ORIG=0,0] W13 W26 S18 E14 D6R6 S15 E7 S6 E12 N45 $
FGR=[YR=2007;ORIG=-39,18] S25 E20 N19 U6L6 W14 $
FOP=[YR=2007;ORIG=-13,0] N9 W11 S9 E11 $
FOP=[YR=2007;ORIG=-19,43] S1 E7 N5 W7 S4 $
PTR=[ORIG=0,0] E30 W30 $
PTO=[YR=2021;ORIG=-13,-9] W11 S9 W15 N13 E16 N4 E10 S8 $
.

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