LOT 34
VILLAGES OF WOODBRIDGE #2
PB 7/229

ALLENSON MICHAEL D & LISA R
3872 WESTMAN RD
BEMUS POINT, NY 14712

2026

40-2N-28-225V-0002-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

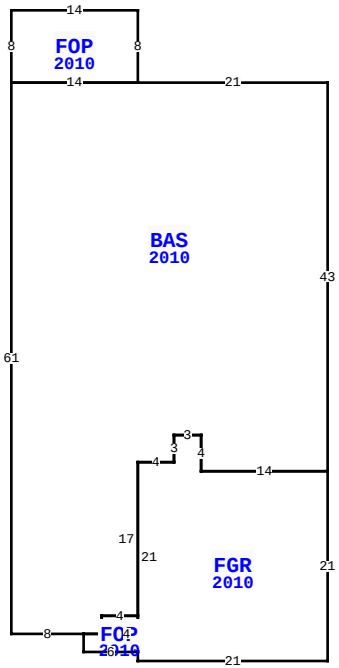
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	11	CLAY TILE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,733	100	2010	1,733	179,913
FGR	457	55	2010	251	26,058
FOP	20	30	2010	6	623
FOP	112	30	2010	34	3,530
TOTALS	2,322			2,024	210,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	106.4280	111.75	226,182	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2011 Heated Area: 1733 HX Base Yr 2011



95140 VENTURES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,123
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		295,123
SOH/AGL Deduction		124,184
ASSESSED VALUE		170,939
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		114,528
TOTAL JUST VALUE		295,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22907	CO ISSUED	0	06/02/2010
E22350	ELEC OTHER	0	01/01/2010
M15006	MECH OTHER	0	01/01/2010
P14077	OTHER	0	12/01/2009
R0912115	REPAIR/RRF	1,200	10/01/2009
B0922907	NEW CONSTR	176,535	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2872/1370	5/27/2026	WD	Q	I	01	355,000
GRANTOR: OP SPE SUMMIT LLC						
GRANTEE: ALLENSON MICHAEL D						
2854/995	2/23/2026	WD	Q	I	01	305,000
GRANTOR: SMITH ROBBIN						
GRANTEE: OP SPE SUMMIT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W21 FOP=[YR=2010] N8 W14 S8 E14 $ W14 S61 E8
FOP=[YR=2010] S2 E6 FGR=[YR=2010] S1 E21 N21 W14 N4 W3 S3
W4 S21 $ N4 W4 S2 W2 $ E2 N2 E4 N17 E4 N3 E3 S4 E14 N43 $.

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	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