LOT 37
IN OR 1989/996
VILLAGES OF WOODBRIDGE #2

MALTAGLIATI CLAUDIA A & CARLOS F
95155 VENTURES COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0370

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 60
Interior Floo	08	SHT VINYL 40
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

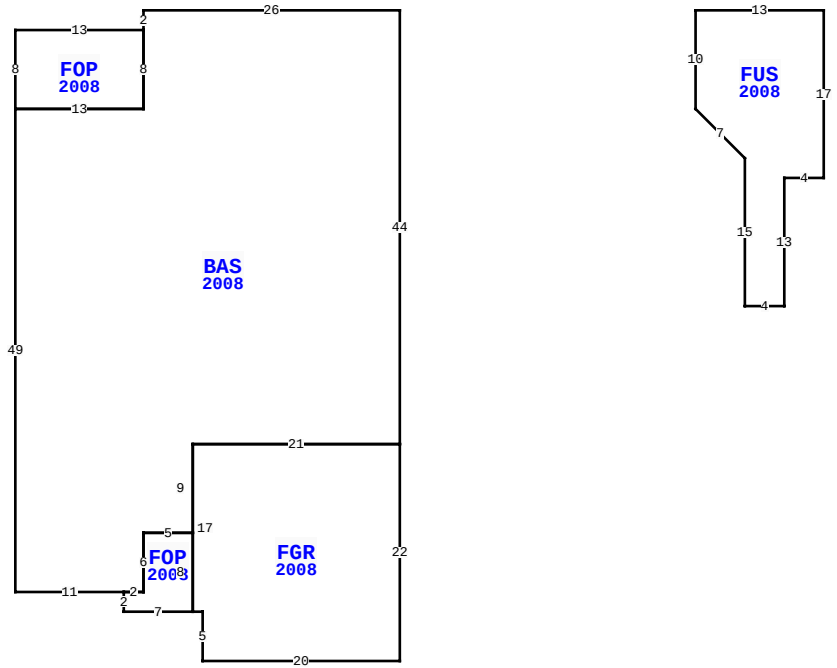
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	2008	1,826	183,954
FGR	457	55	2008	251	25,286
FOP	44	30	2008	13	1,309
FOP	104	30	2008	31	3,123
FUS	251	100	2008	251	25,286
TOTALS	2,682			2,372	238,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	104.8600	110.10	261,157	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2016 Heated Area: 2077 HX Base Yr 2016



95155 VENTURES CT, FERNANDINA BEACH

BLD DATE	02/05/2009	RK	LGL DATE	
XF DATE	02/05/2009	RK	LAND DATE	04/25/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,959
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		327,109
SOH/AGL Deduction		121,765
ASSESSED VALUE		205,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,933
TOTAL JUST VALUE		327,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21490	CO ISSUED	0	09/26/2008
E20964	ELEC OTHER	1,900	06/01/2008
M13948	MECH OTHER	0	06/01/2008
P13246	OTHER	0	06/01/2008
B21490	NEW CONSTR	206,190	05/01/2008
R11308	REPAIR/RRF	1,500	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1989/0996	6/29/2015	WD	Q	I	01	215,000
GRANTOR: CLARE THOMAS H & GERA						
GRANTEE: MALTAGLIATI CLAUDIA						
1587/1953	10/02/2008	WD	Q	I		202,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CLARE THOMAS H & GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S2 FOP=[YR=2008] W13 S8 E13 N8 $ S8 W13 S49 E11 FOP=[YR=2008] S2 E7 FGR=[YR=2008] E1 S5 E20 N22 W21 S17 $ N8 W5 S6 W2$ E2 N6 E5 N9 E21 N44 $ PTR=E30
FUS=[YR=2008] E13 S17 W4 S13 W4 N15 U5 L5 N10 $ W30 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	000134	C	RES POND	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