LOT 42
VILLAGES OF WOODBRIDGE #2
PB 7/229

COFFMAN HELEN O L/E/
95097 VENTURES COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0420

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

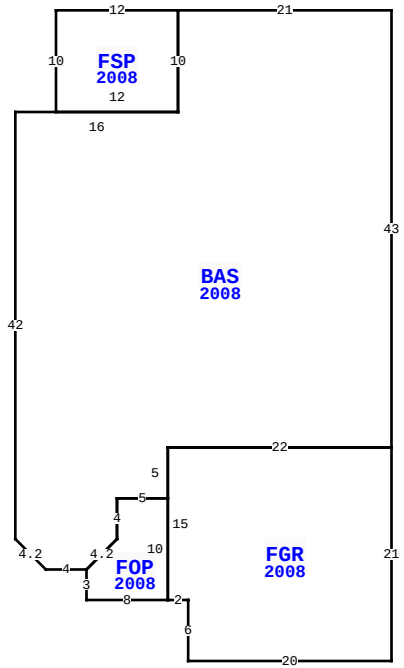
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	2008	1,567	162,293
FGR	450	55	2008	248	25,685
FOP	64	30	2008	19	1,968
FSP	120	40	2008	48	4,971
TOTALS	2,201			1,882	194,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,882	107.8000	113.19	213,024	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2009 Heated Area: 1567 HX Base Yr 2009



95097 VENTURES CT, FERNANDINA BEACH

BLD DATE	07/09/2008 RK	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		194,917
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		279,917
SOH/AGL Deduction		172,041
ASSESSED VALUE		107,876
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		51,465
TOTAL JUST VALUE		279,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13667	3 TON AC UNIT	0	03/01/2008
C21104	CO ISSUED	0	02/01/2008
R11044	REPAIR/RRF	1,500	02/01/2008
P13067	OTHER	0	02/01/2008
B21104	NEW CONSTR	193,240	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2679/1895	11/16/2023	LE	U	I	11	100
GRANTOR: COFFMAN HELEN O						
GRANTEE: CHESHIRE SHAYNE EDW						
1578/1776	7/29/2008	WD	Q	I		195,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: COFFMAN JAMES C & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FSP=[YR=2008] W12 S10 E12 N10 $ S10 W16 S42 D3 R3 E4 FOP=[YR=2008] S3 E8 FGR=[YR=2008] E2 S6 E20 N21 W22 S15 $ N10 W5 S4 D3 L3 $ U3 R3 N4 E5 N5 E22 N43 $.

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

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