LOT 45
IN OR 1587/1847
VILLAGES OF WOODBRIDGE #2

MAUPIN TESA M
95069 VENTURES COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0450

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 70
Interior Floo	11	CLAY TILE 30
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

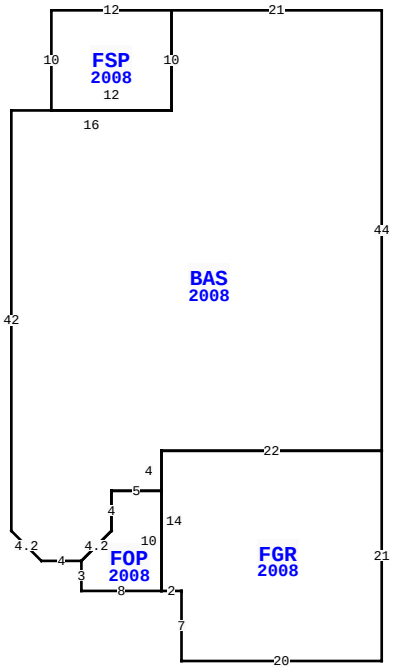
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	2008	1,589	170,401
FGR	448	55	2008	246	26,380
FOP	64	30	2008	19	2,038
FSP	120	40	2008	48	5,148
TOTALS	2,221			1,902	203,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,902	111.6220	117.20	222,914	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2009 Heated Area: 1589 HX Base Yr 2009



95069 VENTURES CT, FERNANDINA BEACH

BLD DATE	12/03/2008 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		203,966
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		288,966
SOH/AGL Deduction		125,532
ASSESSED VALUE		163,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,023
TOTAL JUST VALUE		288,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107942	SOLAR PANELS	35,088	08/01/2021
C21461	CO ISSUED	189,465	09/30/2008
B21919	ADDITION	693	09/01/2008
E20965	ELEC OTHER	1,900	06/01/2008
M13947	MECH OTHER	0	06/01/2008
P13244	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1587/1847	10/02/2008	WD	Q	I		185,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAUPIN TESA M						
1361/0587	10/24/2005	WD	U	V	19	5,610,000
GRANTOR: WOODBRIDGE NASSAU JOI						
GRANTEE: RICHMOND AMERICAN 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 S7 E20 N21 W22 S14 $ N10 W5 S4 D3 L3 $ U3 R3 N4 E5 N4 E22 N44 $
.

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