LOT 47
VILLAGES OF WOODBRIDGE #2
PB 7/229

WOLESHIN TROY A
95051 VENTURES CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-225V-0002-0470

BUILDING CHARACTERISTICS

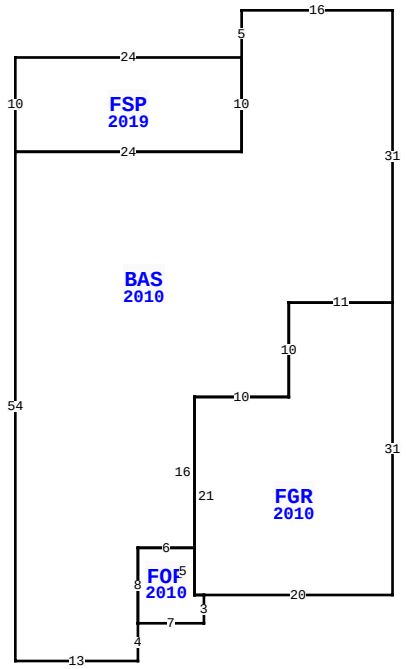
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,630	100	2010	1,630	177,790
FGR	551	55	2010	303	33,049
FOP	51	30	2010	15	1,636
FSP	240	40	2019	96	10,471
TOTALS	2,472			2,044	222,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	111.8180	117.41	239,986	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2021 Heated Area: 1630 HX Base Yr 2021



95051 VENTURES CT, FERNANDINA BEACH

BLD DATE		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		222,947
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		307,947
SOH/AGL Deduction		86,209
ASSESSED VALUE		221,738
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,327
TOTAL JUST VALUE		307,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23675	CO ISSUED	0	09/01/2010
M15475	H/AC	0	07/01/2010
E22740	ELEC OTHER	0	06/01/2010
P14324	NEW CONSTR	0	06/01/2010
B23675	NEW CONSTR	188,107	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2354/1157	4/17/2020	WD	Q	I	01	236,000
GRANTOR: BLEIL GARY J & AUBRI						
GRANTEE: WOLESHIN TROY A						
1701/1363	9/02/2010	WD	Q	I	01	184,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BLEIL GARY J & AUBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 S5 FSP=[YR=2019] W24 S10 E24 N10 $ S10 W24 S54 E13 N4 FOP=[YR=2010] E7 N3 FGR=[YR=2010] E20 N31 W11 S10 W10 S21 E1 $ W1 N5 W6 S8 $ N8 E6 N16 E10 N10 E11 N31 $.

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	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