

LOT 42
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

LENDRY CAITLIN & DEVON
95104 VENETO CT
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0042-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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		4068.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	2021	1,041	112,864
FGR	452	55	2021	249	26,996
FOP	57	30	2021	17	1,843
FOP	160	30	2021	48	5,204
FUS	1,333	100	2021	1,333	144,522
STR	44	10	2021	4	433

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,692	104.8320	110.07	296,308	2021	2021	0	0	0	1.50	98.50	
1 SINGLE FAM 0% - 2023 Heated Area: 2374 HX Base Yr													
95104 VENETO CT, FERNANDINA BEACH													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	04/25/2025			
				INC DATE					AG DATE				

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				291,863			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				85,000			
TOTAL MARKET VALUE				376,863			
SOH/AGL Deduction				0			
ASSESSED VALUE				376,863			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				376,863			
TOTAL JUST VALUE				376,863			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				396,828			