LOT 47
VILLAGES OF WOODBRIDGE
PHASE IV A OR 2353/1725

BROADBENT JOANN M
PO BOX 15219
FERNANDINA BEACH, FL 32034

2026

42-2N-28-1141-0047-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
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

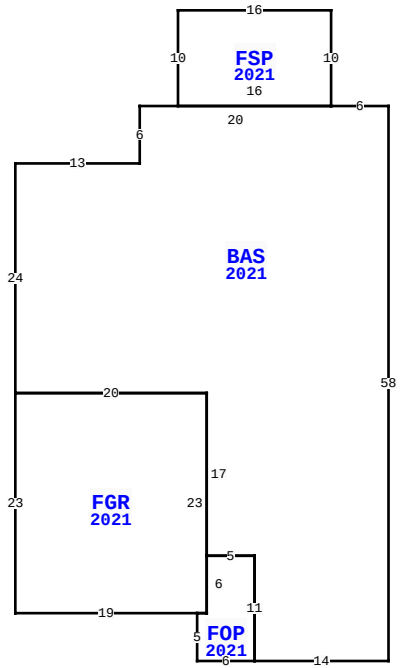
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	2021	1,569	195,609
FGR	460	55	2021	253	31,542
FOP	60	30	2021	18	2,244
FSP	160	40	2021	64	7,979
TOTALS	2,249			1,904	237,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,904	120.5400	126.57	240,989	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2025 Heated Area: 1569 HX Base Yr



95147 VENETO CT, FERNANDINA BEACH

BLD DATE		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	237,374
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	322,374
SOH/AGL Deduction	0
ASSESSED VALUE	322,374
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,374
TOTAL JUST VALUE	322,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103214	CO ISSUED	0	08/31/2021
B2103214	NEW CONSTR	221,496	03/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/460	6/12/2024	WD	Q	I	01	380,000
GRANTOR: MATINI NASSER REVOCAB						
GRANTEE: BROADBENT JOANN M						
2494/1041	8/31/2021	SW	Q	I	01	271,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MATINI NASSER REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W6 FSP=[YR=2021] N10 W16 S10 E16$ W20 S6 W13 S24 FGR=[YR=2021] S23 E19 FOP=[YR=2021] S5 E6 N11 W5 S6 W1$ E1 N23 W20$ E20 S17 E5 S11 E14 N58$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		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