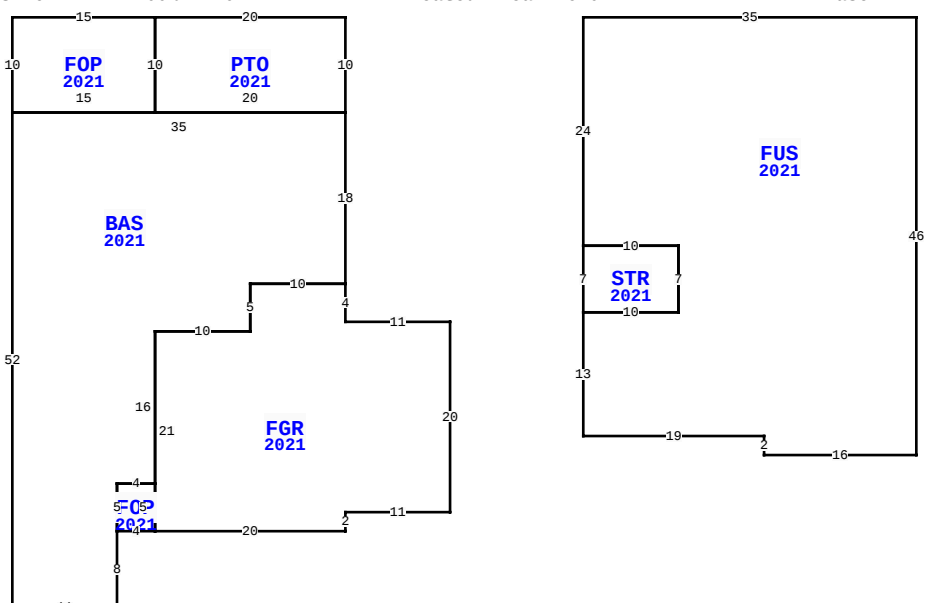


BIRATH LARRY CARL HENRY JR/CASSITA TANILLE ANNE
95155 VENETO CT
FERNANDINA BEACH, FL 32034

42-2N-28-1141-0048-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	31	HARDIE BRD 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD												
Roof Structur	03	GABLE/HIP 100								0100	01	3,088	103.7760	108.96	336,468	2021	2021	0	0	0	1.50	98.50	Tax Group: 4				Tax Dist:												
Roof Cover	03	COMP SHNGL 100								1 SINGLE FAM 100% - 2022										Heated Area: 2640										HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE				331,421					
Interior Floo	11	CLAY TILE 60																		TOTAL MARKET OB/XF VALUE				0															
Interior Floo	14	CARPET 40																		TOTAL LAND VALUE - MARKET				85,000															
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE				416,421															
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction				202,801															
Bedrooms		3 100								ASSESSED VALUE				213,620																									
Bathrooms		2 100								TOTAL EXEMPTION VALUE				HX HB 51,411																									
Frame	02	WOOD FRAME 100								BASE TAXABLE VALUE				162,209																									
Stories	2.	2. 100								TOTAL JUST VALUE				416,421																									
Units	00	0 100								NCON VALUE				0																									
Occupancy	00	NONE 100								INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE				439,061																									
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	1,138	100	2021	1,138	122,136																																		
FGR	690	55	2021	380	40,784																																		
FOP	20	30	2021	6	644																																		
FOP	150	30	2021	45	4,829																																		
FUS	1,502	100	2021	1,502	161,203																																		
PTO	200	5	2021	10	1,074																																		
STR	70	10	2021	7	752																																		
TOTALS	3,770			3,088	331,421																																		
EXTRA FEATURES					95155 VENETO CT, FERNANDINA BEACH										BLD DATE				LGL DATE		04/25/2025		MLU																
															XF DATE				LAND DATE																				
															INC DATE				AG DATE																				
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																								