

**HIRSCH RYAN**  
1433 MOSAIC GLN  
ESCONDIDO, CA 92029

40-2N-28-225V-0002-0150

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 80

Exterior Wall16WD FR STUC 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100  
1. 1. 100  
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4068.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS1,7781001,778166,403

FGR4415524322,743

FOP4330131,217

FOP12030363,369

TOTALS2,3822,070193,732

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,070109.270098.62204,14320112011005.1094.90

1 SINGLE FAM - 100% - 2012Heated Area: 1778HX Base Yr 2012

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/18/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE193,732

TOTAL MARKET OB/XF VALUE3,472

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE272,204

SOH/AGL Deduction120,015

ASSESSED VALUE152,189

TOTAL EXEMPTION VALUEHX HB XM50,000

BASE TAXABLE VALUE102,189

TOTAL JUST VALUE272,204

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE245,200

PERMIT NUMDESCRIPTIONAMTISSUED

B1023815C0 ISSUED006/22/2011

P14743NEW CONSTR004/01/2011

E22990NEW CONSTR010/01/2010

P14459NEW CONSTR009/01/2010

M15593H/AC008/01/2010

B23815NEW CONSTR185,77908/01/2010

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

1976/04224/15/2015QCUII11100

GRANTOR:PETERS KATIE J F/K/A

GRANTEE:HIRSCH RYAN

1745/11556/28/2011WDQII02174,300

GRANTOR:RICHMOND AMERICAN HOM

GRANTEE:HIRSCH RYAN & KATIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 S5 FOP=[YR=2011] W12 S10 E12 N10 \$ S10  
W24 S54 E14 N3 FOP=[YR=2011] E6 N3 FGR=[YR=2011] E20 N21  
W21 S21 E1\$ W1 N5 W5 S8 \$ N8 E5N16 E21 N42 \$ .

EXTRA FEATURES

95043 PASO ROBLES CT, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/18/2023MLU

LAND DESCRIPTION

TOTAL OB/XF3,472

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 000134CSFR POND1000.000.001.00LT1.001.001.0075,000.0075,000.0075,000