LOT 17
IN OR 1691/1298
VILLAGES OF WOODBRIDGE #2

BARNHART CAROLE Z
95019 PASO ROBLES COURT
FERNANDINA BEACH, FL 32034-9031

2023

40-2N-28-225V-0002-0170

BUILDING CHARACTERISTICS

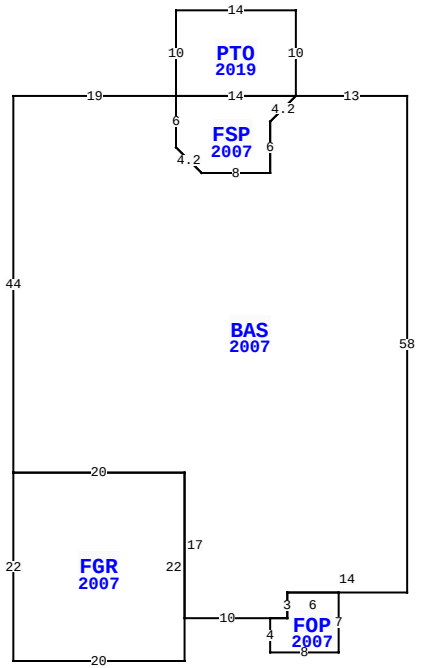
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2,325	212,052
FGR	440	55	242	22,071
FOP	50	30	15	1,368
FSP	99	40	40	3,648
PTO	140	5	7	638
TOTALS	3,054		2,629	239,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,629	109.2480	98.60	259,219	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2011 Heated Area: 2325 HX Base Yr 2011



95019 PASO ROBLES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
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		239,778
TOTAL MARKET OB/XF VALUE		8,555
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		323,333
SOH/AGL Deduction		255,940
ASSESSED VALUE		67,393
TOTAL EXEMPTION VALUE	HX HB WX	47,393
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		323,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18615	ELEC OTHER	1,900	01/01/2007
M12409	MECH OTHER	0	01/01/2007
C19215	CO ISSUED	0	12/01/2006
B19215	NEW CONSTR	400,000	12/01/2006
P11906	OTHER	0	12/01/2006
R09971	REPAIR/RRF	1,500	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1691/1298	7/30/2010	WD	Q	I	01	235,000
GRANTOR: BENNETT WESLEY D & BR						
GRANTEE: BARNHART CAROLE Z						
1609/0764	3/06/2009	WD	Q	I	01	224,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BENNETT WESLEY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 PTO=[YR=2019] N10 W14 S10 E14$
FSP=[YR=2007] W14 S6 D3 R3 E8 N6 U3 R3 $ D3 L3 S6 W8
U3 L3 N6 W19 S44 FGR=[YR=2007] S22 E20 N22 W20 $ E20S17 E10
FOP=[YR=2007] S4 E8 N7 W6 S3 W2 $ E2 N3 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
1	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2009	2009	3	91	3,199	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2010	2010	3	81	3,888	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	81	243	
4	0911	SCRN RM A	0	100	14	10	140.00	SF	17.50	17.50	100	2010	2010	3	50	1,225	

LAND DESCRIPTION

TOTAL OB/XF 8,555

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	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/27/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS