

LOT 19
VILLAGES OF WOODBRIDGE #2
PB 7/229

BLEIL AUBRI & GARY
95026 PASO ROBLES CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	4068.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100	1,442	130,680
FGR	639	55	351	31,809
FOP	186	30	56	5,075
FSP	139	40	56	5,075
FUS	855	100	855	77,484
STR	70	10	7	634

TOTALS	3,331		2,767	250,757
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EXTRA FEATURES

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
1	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2010	2010	3	92	2,870	
2	0855	CONC PAVER	0	100	0	0	282.00	SF	10.00	10.00	100	2012	2012	3	94	2,651	
3	0476	VF 6 SBPL	0	100	41	0	41.00	LF	32.00	32.00	100	2012	2012	3	85	1,115	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510	
5	0477	VF 4 SLAT	0	100	0	0	120.00	LF	14.00	14.00	100	2012	2012	3	85	1,428	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

MARKET ADJUSTMENTS														1 SINGLE FAM - 100% - 2021		Heated Area: 2297		HX Base Yr 2021	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
0100	01	2,767	106.3680	96.00	265,632	2010	2010	0	0	0	5.60	94.40							

95026 PASO ROBLES CT, FERNANDINA BEACH

TOTAL OB/XF														8,574	
BLD DATE															
XF DATE															
INC DATE															
LGL DATE															
LAND DATE															
AG DATE															

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										250,757		
TOTAL MARKET OB/XF VALUE										8,574		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										334,331		
SOH/AGL Deduction										116,472		
ASSESSED VALUE										217,859		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										167,859		
TOTAL JUST VALUE										334,331		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										301,650		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24054	ADDITION	850	10/01/2010
C23862	CO ISSUED	0	10/01/2010
E22912	NEW CONSTR	0	09/01/2010
E22877	NEW CONSTR	0	08/01/2010
M15594	H/AC	0	08/01/2010
P14418	NEW CONSTR	0	08/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2358/1804	4/29/2020	WD	Q	I	01	285,000	
GRANTOR: ROSADO BIANCA D & JOR							
GRANTEE: BLEIL AUBRI & GARY							
1707/1373	10/29/2010	WD	Q	I	01	214,600	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: ROSADO BIANCA D & J							

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2010] W19 FSP=[YR=2010] N4 W16 S9 E15 N5 E1 \$ W1 S5 W15 S53 FOP=[YR=2010] S12 E17 N6 FGR=[YR=2010] E18 N39 W11 S18 W10 S21 E3\$ W3 N6 W14 \$ E14 N15 E10 N18 E11 N25 \$ PTR= E30 FUS=[YR=2010] E35 S27 W15 N1 W20 N13 STR=[YR=2020] N7 E10 S7 W10\$ E10 N7 W10 N6\$ W30 \$.