LOT 21
VILLAGES OF WOODBRIDGE #2
PB 7/229

HUTCHINSON JOSHUA CHARLES & HEATHER ANN
95050 PASO ROBLES COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-225V-0002-0210

BUILDING CHARACTERISTICS

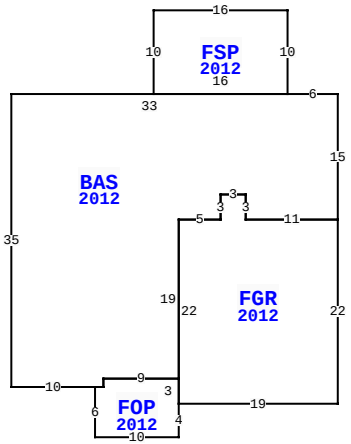
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4068.00	

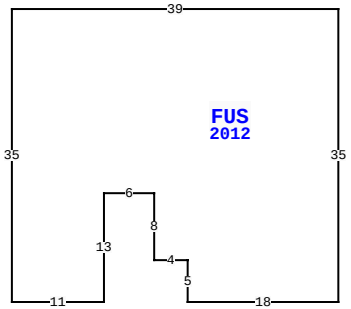
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	967	88,515
FGR	427	55	235	21,511
FOP	69	30	21	1,922
FSP	160	40	64	5,858
FUS	1,267	100	1,267	115,976
TOTALS	2,890		2,554	233,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,554	106.3680	96.00	245,184	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 2234 HX Base Yr





95050 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	233,783
TOTAL MARKET OB/XF VALUE	5,752
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	314,535
SOH/AGL Deduction	43,458
ASSESSED VALUE	271,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,077
TOTAL JUST VALUE	314,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226119	CO ISSUED	0	11/21/2012
B1226525	ADDITION	2,689	10/01/2012
E25337	NEW CONSTR	0	08/01/2012
E25352	ELEC OTHER	0	08/01/2012
M17531	H/AC	0	08/01/2012
B26119	NEW CONSTR	249,334	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/848	5/19/2023	WD	Q	I	01	464,300
GRANTOR: STEPHENS JACOB REA &						
GRANTEE: HUTCHINSON JOSHUA C						
1828/1367	11/28/2012	WD	Q	I	02	179,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STEPHENS JACOB REA						

BUILDING NOTES

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	0	0	0	942.00	SF	5.20	5.20	100	2012	2012	3	94	4,604	
2	0479	VF PICKET	0	0	132	0	132.00	LF	10.00	10.00	100	2013	2013	3	87	1,148	

BUILDING DIMENSIONS

BAS=[YR=2012] W6 FSP=[YR=2012] N10 W16 S10 E16 $ W33 S35 E10 FOP=[YR=2012] S6 E10 N4 FGR=[YR=2012] E19 N22 W11 N3 W3 S3 W5 S22 $ N3 W9 S1 W1 $ E1 N1 E9 N19 E5 N3 E3 S3 E11 N15 $ PTR= E30 FUS=[YR=2012] E39 S35 W18 N5 W4 N8 W6 S13 W11 N35 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 5,752

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/21/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS