

LOT 18
VILLAGES OF WOODBRIDGE #2
PB 7/229

DIPPOLD THOMAS/SIPES SHEILA
680 MISSION STREET
SAN FRANCISCO, CA 94105

2024

40-2N-28-225V-0002-0180



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 60
Interior Wall	08	DECORATIVE 40
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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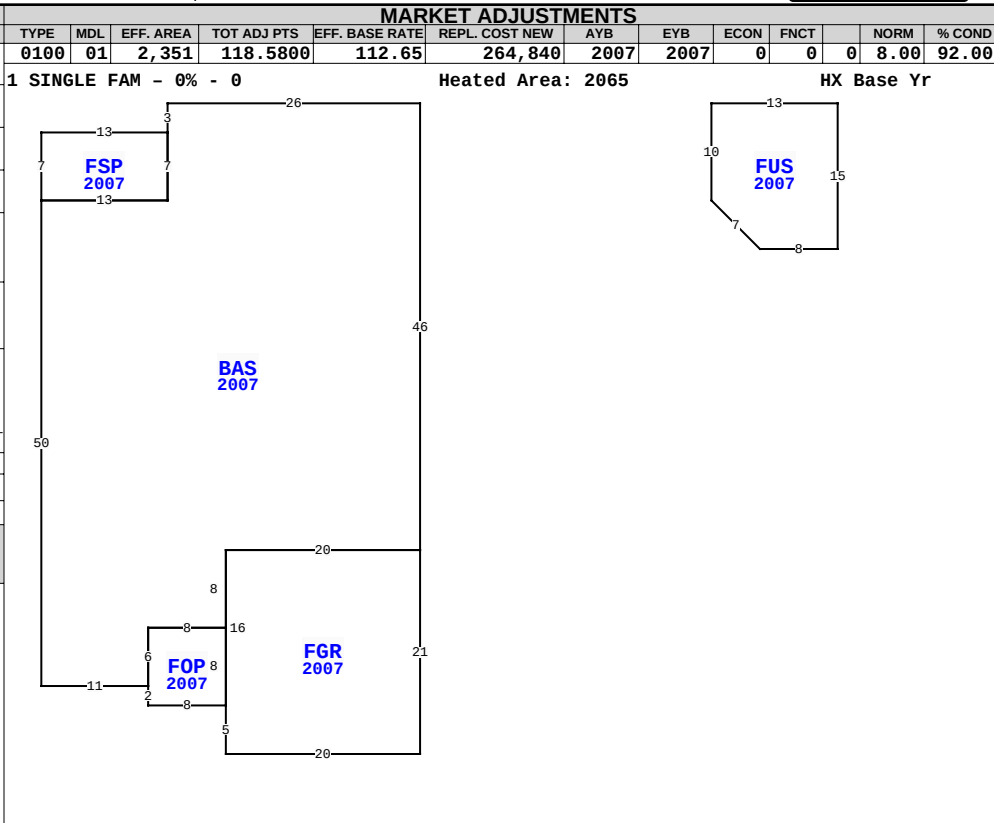
NEIGHBORHOOD/LOC	4068.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100	1,882	195,046
FGR	420	55	231	23,940
FOP	64	30	19	1,969
FSP	91	40	36	3,731
FUS	183	100	183	18,966

TOTALS	2,640		2,351	243,653
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	688.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



95016 PASO ROBLES CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/18/2023	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
1	0811	CONCRETE B	0	0	0	0	688.00	SF	5.20	5.20	100	2009	2009	3	90	3,220	
2	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2010	2010	3	78	3,744	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

TOTAL OB/XF													7,198		
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			
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00				

NASSAU COUNTY PROPERTY												PAGE 1 of 1			4
VALUATION SUMMARY												STANDARD			
VALUATION BY												Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE												243,653			
TOTAL MARKET OB/XF VALUE												7,198			
TOTAL LAND VALUE - MARKET												75,000			
TOTAL MARKET VALUE												325,851			
SOH/AGL Deduction												6,523			
ASSESSED VALUE												319,328			
TOTAL EXEMPTION VALUE												0			
BASE TAXABLE VALUE												319,328			
TOTAL JUST VALUE												325,851			
NCON VALUE												0			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												293,961			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0619213	NEW CONSTR	0	12/01/2006
C19213	CO ISSUED	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/0339	12/15/2021	WD	Q	I	01	375,000
GRANTOR: BRASHEAR CHRISTINA L						
GRANTEE: DIPPOLD THOMAS & SH						
2312/1929	10/04/2019	WD	Q	I	01	264,900
GRANTOR: LEVERETTE SARAH & EMM						
GRANTEE: BRASHEAR CHRISTINA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W26 S3 FSP=[YR=2007] W13 S7 E13 N7 \$ S7 W13 S50 E11 FOP=[YR=2007] S2 E8 FGR=[YR=2007] S5 E20 N21 W20 S16 \$ N8 W8 S6 \$ N6 E8 N8 E20 N46 \$ PTR= E30 FUS=[YR=2007] E13 S15 W8 U5 L5 N10 \$ W30 \$.											