LOT 19
VILLAGES OF WOODBRIDGE #2
PB 7/229

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

2024

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

BUILDING CHARACTERISTICS

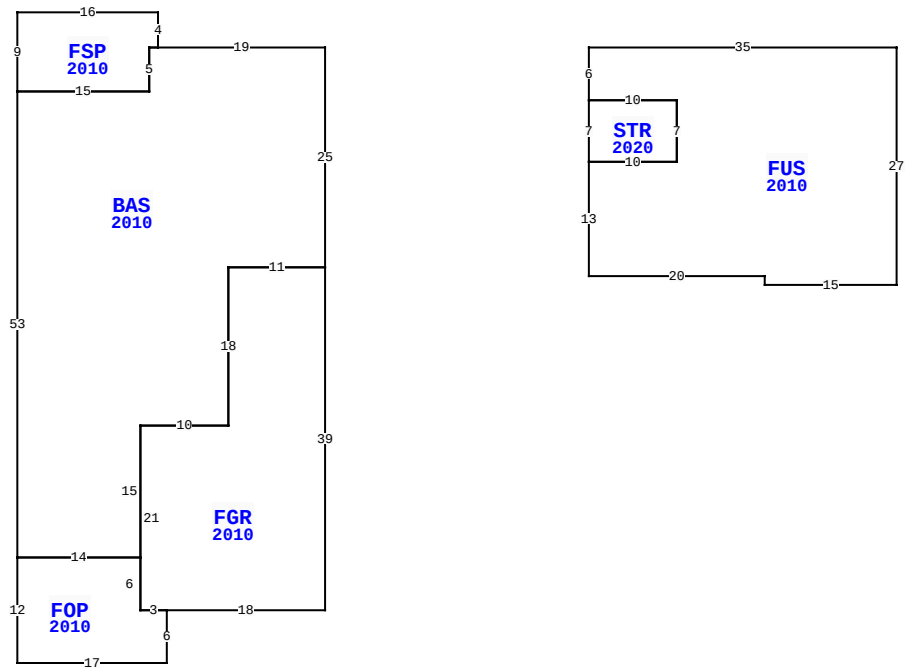
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,442	100	1,442	150,501
FGR	639	55	351	36,634
FOP	186	30	56	5,844
FSP	139	40	56	5,844
FUS	855	100	855	89,236
STR	70	10	7	731
TOTALS	3,331		2,767	288,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,767	117.0048	111.15	307,552	2010	2010	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2021 Heated Area: 2297 HX Base Yr 2021



95026 PASO ROBLES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,791
TOTAL MARKET OB/XF VALUE		8,443
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		372,234
SOH/AGL Deduction		147,839
ASSESSED VALUE		224,395
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,395
TOTAL JUST VALUE		372,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,331

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

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 $.

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	600.00	SF	5.20	5.20	100	2010	2010	3	91	2,839	
2	0855	CONC PAVER	0	100	0	0	282.00	SF	10.00	10.00	100	2012	2012	3	93	2,623	
3	0476	VF 6 SBPL	0	100	41	0	41.00	LF	32.00	32.00	100	2012	2012	3	83	1,089	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498	
5	0477	VF 4 SLAT	0	100	0	0	120.00	LF	14.00	14.00	100	2012	2012	3	83	1,394	

LAND DESCRIPTION

TOTAL OB/XF 8,443

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS