

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

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. 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	967	100	967	101,947
FGR	427	55	235	24,775
FOP	69	30	21	2,214
FSP	160	40	64	6,748
FUS	1,267	100	1,267	133,574
TOTALS 2,890 2,554 269,257				

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	117.0048	111.15	283,877	2012	2012	0	0	0	5.15	94.85
1 SINGLE FAM - 100% - 2024 Heated Area: 2234 HX Base Yr 2024												

BAS
2012

FSP
2012

FOP
2012

FGR
2012

FUS
2012

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		269,257
TOTAL MARKET OB/XF VALUE		5,678
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		349,935
SOH/AGL Deduction		0
ASSESSED VALUE		349,935
TOTAL EXEMPTION VALUE		HX HB 50,000
BASE TAXABLE VALUE		299,935
TOTAL JUST VALUE		349,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,535

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

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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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		942.00 SF	5.20	100	2012	2012	3	93	4,556	
2	0479	VF PICKET	0	100	132	0		132.00 LF	10.00	100	2013	2013	3	85	1,122	

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/18/2023

MLU

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