LOT 22
VILLAGES OF WOODBRIDGE #2
PB 7/229

JONES FAMILY TRUST/JONES STEVE C TRUSTEE
PO BOX 16903
FERNANDINA BEACH, FL 32035

2024

40-2N-28-225V-0002-0220

BUILDING CHARACTERISTICS

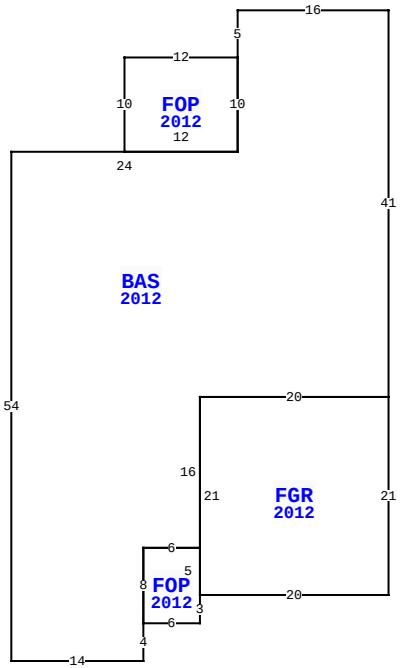
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,768	100	1,768	202,079
FGR	420	55	231	26,402
FOP	48	30	14	1,600
FOP	120	30	36	4,115
TOTALS	2,356		2,049	234,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,049	127.3118	120.95	247,827	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 1768 HX Base Yr



95060 PASO ROBLES CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	234,197
TOTAL MARKET OB/XF VALUE	7,482
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	316,679
SOH/AGL Deduction	48,617
ASSESSED VALUE	268,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,062
TOTAL JUST VALUE	316,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25758	CO ISSUED	0	08/27/2012
E24865	NEW CONSTR	0	03/01/2012
E24886	NEW CONSTR	0	03/01/2012
M16978	H/AC	0	03/01/2012
M16979	H/AC	0	03/01/2012
P15779	NEW CONSTR	0	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2401/1159	10/16/2020	WD	Q	I	01	270,000
GRANTOR: KENNEDY PATRICK M						
GRANTEE: JONES FAMILY TRUST						
1811/0707	8/29/2012	WD	Q	I	02	170,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KENNEDY PATRICK M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 S5 FOP=[YR=2012] W12 S10 E12 N10 $ S10 W24 S54 E14 N4 FOP=[YR=2012] E6 N3 FGR=[YR=2012] E20 N21 W20 S21 $ N5 W6 S8 $ N8 E6 N16 E20 N41 $.

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	690.00	SF	5.20	5.20	100	2012	2012	3	93	3,337	
2	0476	VF 6 SBPL	0	0	0	0	105.00	LF	32.00	32.00	100	2018	2018	3	94	3,158	
3	0479	VF PICKET	0	0	0	0	45.00	LF	10.00	10.00	100	2018	2018	3	94	423	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 7,482

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		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