

LOT 19
VILLAGES OF WOODBRIDGE #2
PB 7/229

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

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100	2010	1,442	157,579
FGR	639	55	2010	351	38,357
FOP	186	30	2010	56	6,120
FSP	139	40	2010	56	6,120
FUS	855	100	2010	855	93,433
STR	70	10	2020	7	765

TOTALS	3,331			2,767	302,372
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20
2	0855	CONC PAVER	0	100	0	0	282.00	SF	10.00
3	0476	VF 6 SBPL	0	100	41	0	41.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
5	0477	VF 4 SLAT	0	100	0	0	120.00	LF	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

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	117.00	323,739	2010	2010	0	0	0	6.60	93.40	
1 SINGLE FAM - 100% - 2021													
Heated Area: 2297													
HX Base Yr 2021													
95026 PASO ROBLES CT, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/25/2025 MLU													

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					302,372				
TOTAL MARKET OB/XF VALUE					8,312				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					395,684				
SOH/AGL Deduction					164,782				
ASSESSED VALUE					230,902				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					180,180				
TOTAL JUST VALUE					395,684				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					372,234				

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									
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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 \$.									