LOT 15
IN OR 1976/422
VILLAGES OF WOODBRIDGE #2

HIRSCH RYAN
1433 MOSAIC GLN
ESCONDIDO, CA 92029

2026

40-2N-28-225V-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

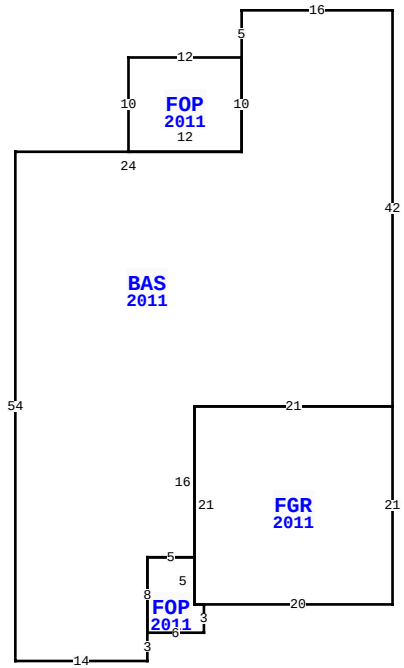
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,778	100	2011	1,778	188,817
FGR	441	55	2011	243	25,805
FOP	43	30	2011	13	1,380
FOP	120	30	2011	36	3,823
TOTALS	2,382			2,070	219,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,070	108.2900	113.70	235,359	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 100% - 2012 Heated Area: 1778 HX Base Yr 2012



95043 PASO ROBLES CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,825
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		304,825
SOH/AGL Deduction		139,169
ASSESSED VALUE		165,656
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,245
TOTAL JUST VALUE		304,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1023815	CO ISSUED	0	06/22/2011
P14743	NEW CONSTR	0	04/01/2011
E22990	NEW CONSTR	0	10/01/2010
P14459	NEW CONSTR	0	09/01/2010
M15593	H/AC	0	08/01/2010
B23815	NEW CONSTR	185,779	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1976/0422	4/15/2015	QC	U	I	11	100
GRANTOR: PETERS KATIE J F/K/A						
GRANTEE: HIRSCH RYAN						
1745/1155	6/28/2011	WD	Q	I	02	174,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HIRSCH RYAN & KATIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 S5 FOP=[YR=2011] W12 S10 E12 N10 $ S10 W24 S54 E14 N3 FOP=[YR=2011] E6 N3 FGR=[YR=2011] E20 N21 W21 S21 E1$ W1 N5 W5 S8 $ N8 E5N16 E21 N42 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS