LOT 16
VILLAGES OF WOODBRIDGE #2
PB 7/229

SEYMOUR TIFFANY NICOLE
96520 STILLPOINT WAY
FERNANDINA BEACH, FL 32035

2026

40-2N-28-225V-0002-0160

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

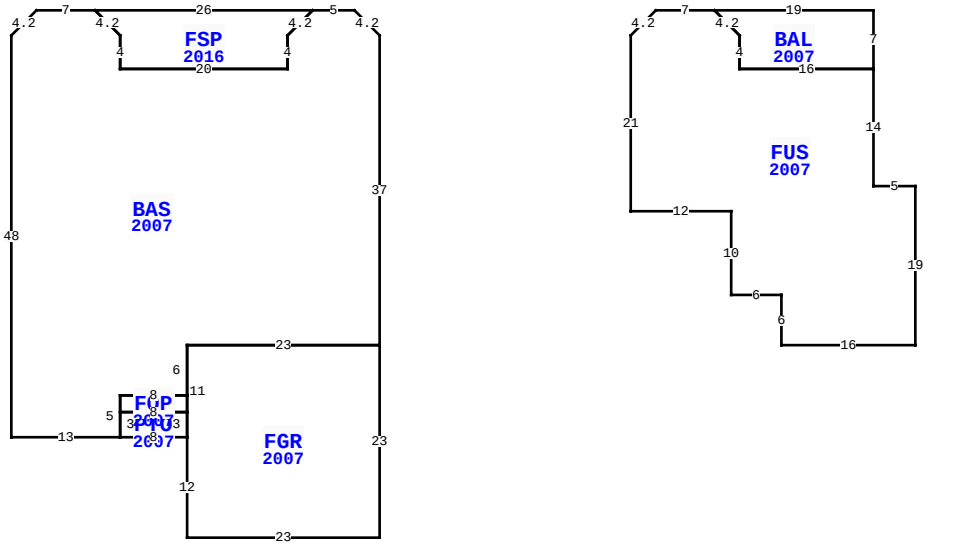
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	117	15	2007	18	1,796
BAS	1,793	100	2007	1,793	178,892
FGR	529	55	2007	291	29,034
FOP	16	30	2007	5	499
FSP	149	40	2016	60	5,986
FUS	906	100	2007	906	90,394
PTO	24	5	2007	1	100
TOTALS	3,534			3,074	306,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,074	104.4200	109.64	337,033	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2023 Heated Area: 2699 HX Base Yr 2023



95031 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		306,700
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		394,815
SOH/AGL Deduction		9,221
ASSESSED VALUE		385,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,183
TOTAL JUST VALUE		394,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18814	CO ISSUED	0	08/14/2009
B22752	XFOB	1,800	08/01/2009
C18814	CO ISSUED	0	11/01/2006
B18814	NEW CONSTR	400,000	11/01/2006
E18398	ELEC OTHER	1,800	11/01/2006
M12272	MECH OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1046	4/07/2022	WD	Q	I	01	475,000
GRANTOR: BARNARD BRUCE A & TRA						
GRANTEE: SEYMOUR TIFFANY NIC						
1977/0989	4/30/2015	WD	Q	I	02	275,000
GRANTOR: CHEEK JASON & CRYSTAL						
GRANTEE: BARNARD BRUCE A & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W5 FSP=[YR=2016] W26 D3 R3 S4 E20 N4 U3 R3 $ D3 L3 S4 W20 N4 U3 L3 W7 D3 L3 S48 E13 PTO=[YR=2007] E8 FGR=[YR=2007] S12 E23 N23 W23 S11$ N3 FOP=[YR=2007] N2 W8 S2 E8 $ W8 S3 $ N5 E8 N6 E23 N37 $ PTR= E30 FUS=[YR=2007] U3 R3 E7 BAL=[YR=2007] E19 S7 W16 N4 U3 L3 $ D3 R3 S4 E16 S14 E5 S19 W16 N6 W6 N10 W12 N21 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	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 10/30/2024 BY DC Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS