LOT 21
VILLAGES OF WOODBRIDGE #2
PB 7/229

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

2026

40-2N-28-225V-0002-0210

BUILDING CHARACTERISTICS

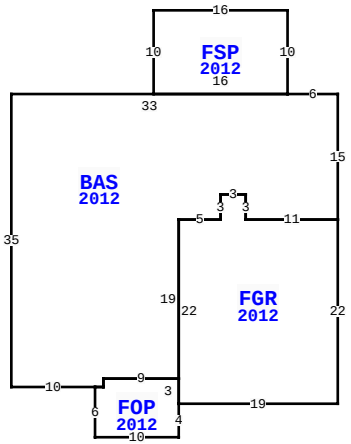
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	

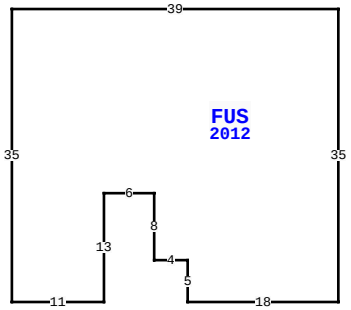
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	2012	967	101,362
FGR	427	55	2012	235	24,633
FOP	69	30	2012	21	2,201
FSP	160	40	2012	64	6,708
FUS	1,267	100	2012	1,267	132,808
TOTALS	2,890			2,554	267,713

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	106.3680	111.69	285,256	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2024 Heated Area: 2234 HX Base Yr 2024





95050 PASO ROBLES CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,713
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		352,713
SOH/AGL Deduction		0
ASSESSED VALUE		352,713
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		301,302
TOTAL JUST VALUE		352,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,538

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 $.

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	000100	C	RES	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