LOT 22
VILLAGES OF WOODBRIDGE #2
PB 7/229

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

2026

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

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 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	03	Quality Level 03

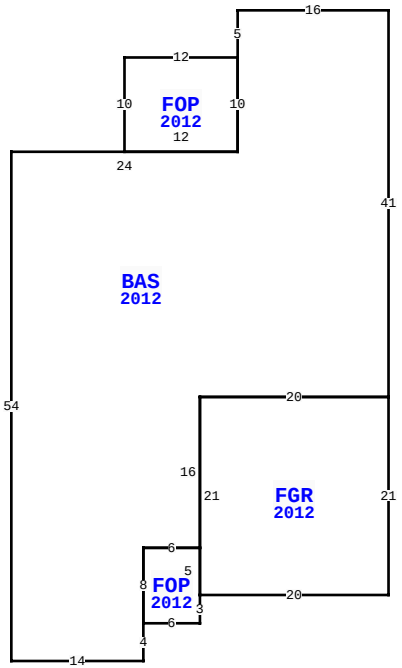
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	2012	1,768	200,882
FGR	420	55	2012	231	26,246
FOP	48	30	2012	14	1,590
FOP	120	30	2012	36	4,091
TOTALS	2,356			2,049	232,809

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	115.7380	121.52	248,994	2012	2012	0	0	0	6.50	93.50

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	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,809
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	317,809
SOH/AGL Deduction	0
ASSESSED VALUE	317,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,809
TOTAL JUST VALUE	317,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,565

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

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	0		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