

LOT 3
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

MASSEY DONALD A & DEBRA A L/E/
95326 SIENA CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	31	HARDIE BRD 100	0100	01	2,005	106.8200	96.41	193,302	2017	2017	0	0	2.00	98.00	VALUATION SUMMARY											
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018												Heated Area: 1707											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2018											
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 70																								
Interior Floor	08	SHT VINYL 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	0	0 100																								
Units	0	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	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,707	100	1,707	161,281																						
FGR	460	55	253	23,904																						
FOP	42	30	13	1,228																						
FOP	108	30	32	3,023																						
TOTALS			2,317		2,005	189,436																				
EXTRA FEATURES			95326 SIENA CT, FERNANDINA BEACH																							
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									
1	0811	CONCRETE B	0	100	0	0	582.00	SF	5.20	5.20	100	2017	2017	3	97	2,936										
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2017	2017	3	97	378										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE									
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
REVIEW DATE 11/13/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										