

LOT 4
IN OR 2142/840
VILLAGES OF WOODBRIDGE PHASE 2

DIEPPA ROBERT K/SAUNDERS MARY L
95332 SIENA COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1,316	132,966
FGR	462	55	254	25,663
FOP	55	30	16	1,617
PTO	48	5	2	202
TOTALS	1,881		1,588	160,449

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	35.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,588	114.2400	103.10	163,723	2017	2017	0	0
1 SINGLE FAM - 100% - 2018 Heated Area: 1316 HX Base Yr 2018									
95332 SIENA CT, FERNANDINA BEACH									

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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
160,449									
TOTAL MARKET OB/XF VALUE									
7,491									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
242,940									
SOH/AGL Deduction									
87,134									
ASSESSED VALUE									
155,806									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
105,806									
TOTAL JUST VALUE									
242,940									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
217,013									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700351	CO ISSUED	0	08/09/2017
B1700351	NEW CONSTR	170,534	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/0840	8/10/2017	WD	Q	I	02	163,900
GRANTOR:DREAM FINDERS HOMES L						
GRANTEE:DIEPPA ROBERT K & M						
2092/0163	12/27/2016	SW	Q	V	05	283,500
GRANTOR:WOODBRIIDGE NASSAU LLC						
GRANTEE:DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W15 PTO=[YR=2017] N4 W12 S4 E12\$ W24 S47 E13 FOP=[YR=2017] E5 FGR=[YR=2017] E21 N22 W21 S22\$ N11 W5 S11\$ N11 E5 N11 E21 N25\$.									