LOT 12
IN OR 2093/1552
VILLAGES OF WOODBRIDGE PHASE 2

CHAPMAN RUSSELL & SHERI
95311 SIENA CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

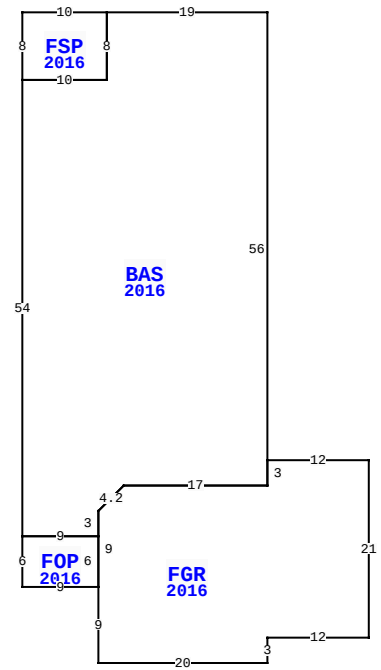
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,603	100	1,603	156,059
FGR	668	55	367	35,729
FOP	54	30	16	1,558
FSP	80	40	32	3,115
TOTALS	2,405		2,018	196,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,018	110.6420	99.85	201,497	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1603 HX Base Yr 2017



95311 SIENA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,460
TOTAL MARKET OB/XF VALUE		3,950
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		275,410
SOH/AGL Deduction		90,015
ASSESSED VALUE		185,395
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		130,395
TOTAL JUST VALUE		275,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632938	CO ISSUED	0	12/29/2016
B1632938	NEW CONSTR	214,508	08/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2093/1552	12/29/2016	WD	Q	I	01	190,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHAPMAN RUSSELL & S						
2051/1487	6/03/2016	SW	Q	V	05	162,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2016 = W19 FSP2016 = W10 S8 E10 N8$ S8 W 10 S54 FOP2016 = S6 E9 FGR=[YR=2016] S9 E20 N3 E12 N21 W12 S3 W17 L3 D3 S9$ N6 W9$ E9 N3 U3 R3 E17 N56$.

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	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2016	2016	3	97	303	
2	0811	CONCRETE B	0	100	0	0	723.00	SF	5.20	5.20	100	2016	2016	3	97	3,647	

LAND DESCRIPTION

TOTAL OB/XF 3,950

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	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 01/06/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS