LOT 16
IN OR 2132/1530
VILLAGES OF WOODBRIDGE PHASE 2

RASZKIN SEAN ZACKERY
95263 SIENA COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0016-0000

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 60
Interior Floo	08	SHT VINYL 40
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

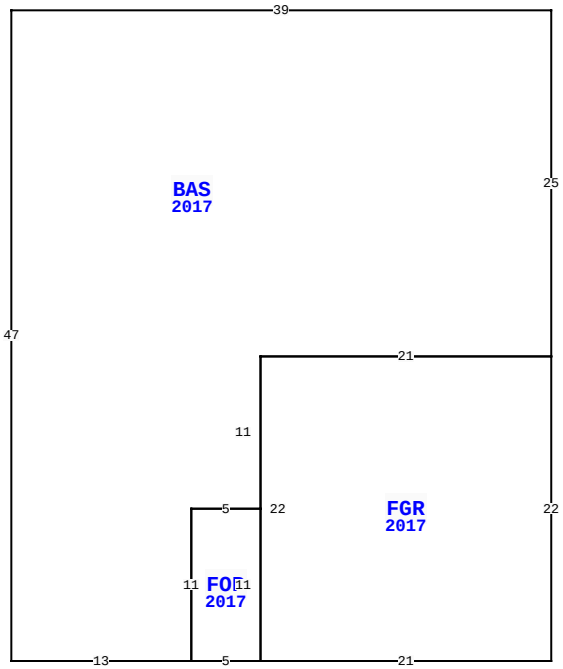
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

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
TOTALS	1,833		1,586	160,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	114.2400	103.10	163,517	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1316 HX Base Yr 2018



95263 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		160,247
TOTAL MARKET OB/XF VALUE		3,268
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		238,515
SOH/AGL Deduction		85,650
ASSESSED VALUE		152,865
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,865
TOTAL JUST VALUE		238,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1700912	CO ISSUED	0	06/30/2017
B1700912	NEW CONSTR	170,534	02/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2132/1530	6/30/2017	WD	Q	I	01	157,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RASZKIN SEAN ZACKER						
2092/0163	12/27/2016	SW	Q	V	05	283,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W39 S47 E13 FOP=[YR=2017] E5 FGR=[YR=2017] E21 N22 W21 S22$ N11 W5 S11$ N11 E5 N11 E21 N25$.

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	0811	CONCRETE B	0	100	0	0	588.00	SF	5.20	5.20	100	2017	2017	3	97	2,966	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	
3	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	

LAND DESCRIPTION

TOTAL OB/XF 3,268

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 07/06/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS