LOT 20
IN OR 2128/60
VILLAGES OF WOODBRIDGE PHASE 2

BADAL LEANA M
95239 SIENA COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0020-0000

BUILDING CHARACTERISTICS

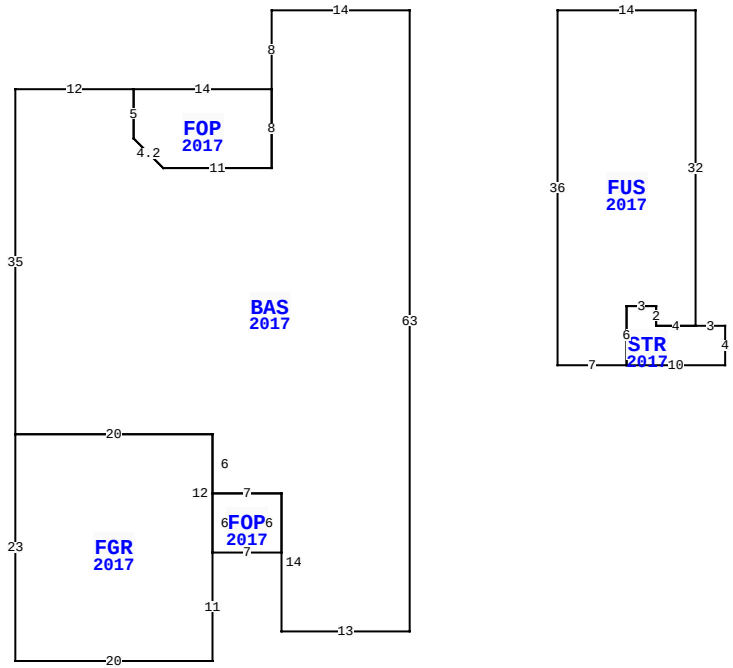
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,707	100	1,707	159,423
FGR	460	55	253	23,629
FOP	42	30	13	1,214
FOP	108	30	32	2,989
FUS	470	100	470	43,895
STR	46	10	5	467
TOTALS	2,833		2,480	231,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,480	105.6000	95.30	236,344	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2177 HX Base Yr 2020



95239 SIENA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,617
TOTAL MARKET OB/XF VALUE		3,113
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		309,730
SOH/AGL Deduction		78,367
ASSESSED VALUE		231,363
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,363
TOTAL JUST VALUE		309,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633374	CO ISSUED	0	05/30/2017
B1633374	NEW CONSTR	269,570	11/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/0060	6/09/2017	WD	Q	I	01	199,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BADAL LEANA M						
2071/0383	9/09/2016	WD	Q	V	05	121,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S8 FOP=[YR=2017] W14 S5 D3 R3 E11 N8$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E15 FUS=[YR=2017] E14 S32 STR=[YR=2017] E3 S4 W10 N6 E3 S2 E4$ W4 N2 W3 S6 W7 N36$ W15$.

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	546.00	SF	5.20	5.20	100	2017	2017	3	97	2,754	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	

LAND DESCRIPTION

TOTAL OB/XF 3,113

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 07/18/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS