

LOT 30
IN OR 2117/1517
PT OR 2071/383

STOVES CHRISTOPHER & ANN
95224 SIENA COURT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0030-0000



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	VALUATION SUMMARY																							
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 BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018												Heated Area: 1707												HX Base Yr 2018											
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	1,707	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					95224 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	564.00	SF	5.20	5.20	100	2017	2017	3	97	2,845																						
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2017	2017	3	97	359																						
TOTAL OB/XF 3,204																																						
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	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 07/19/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																						