LOT 34
IN OR 2176/388
VILLAGES OF WOODBRIDGE PHASE 2

PALMER JASON L
95248 SIENA CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

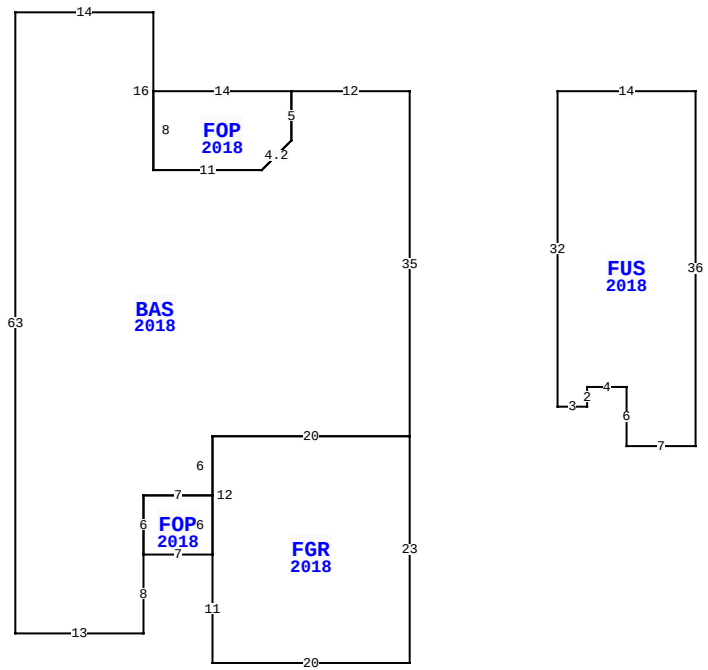
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	160,237
FGR	460	55	253	23,749
FOP	42	30	13	1,220
FOP	108	30	32	3,004
FUS	468	100	468	43,931
TOTALS	2,785		2,473	232,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	105.6000	95.30	235,677	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2175 HX Base Yr 2019



95248 SIENA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,142
TOTAL MARKET OB/XF VALUE		3,319
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		310,461
SOH/AGL Deduction		90,799
ASSESSED VALUE		219,662
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,662
TOTAL JUST VALUE		310,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707114	CO ISSUED	0	02/01/2018
B1707114	NEW CONSTR	273,001	08/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2176/0388	1/31/2018	WD	Q	I	01	207,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PALMER JASON L						
2135/1375	7/20/2017	SW	U	V	11	100
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] W14 S8 E11 U3 R3 N5$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$ PTR=E15 FUS=[YR=2018] E14 S36 W7 N6 W4 S2 W3 N32$ 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	580.00	SF	5.20	5.20	100	2018	2018	3	98	2,956	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2018	2018	3	98	363	

LAND DESCRIPTION

TOTAL OB/XF 3,319

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 01/29/2018 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS