

LOT 35
IN OR 2137/1572
VILLAGES OF WOODBRIDGE PHASE 2

KANE TIMOTHY A & MARION J
95254 SIENA CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0035-0000



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		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											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,005	106.8200	96.41	193,302	2017	2017	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2018 Heated Area: 1707 HX Base Yr 2018											
95254 SIENA CT, FERNANDINA BEACH											

TOTAL OB/XF											
3,203											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						189,436					
TOTAL MARKET OB/XF VALUE						3,203					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						267,639					
SOH/AGL Deduction						94,537					
ASSESSED VALUE						173,102					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						123,102					
TOTAL JUST VALUE						267,639					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						241,050					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104524	SOLAR PANELS	29,225	04/13/2021
B1701084	CO ISSUED	0	07/17/2017
B1701084	NEW CONSTR	218,695	02/13/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2137/1572	7/14/2017	WD	Q	I	02	175,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:KANE TIMOTHY A & MA							
2092/0163	12/27/2016	SW	Q	V	05	283,500	
GRANTOR:WOODBRIIDGE NASSAU LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W12 FOP=[YR=2017] W14 S8 E11 U3 R3 N5 \$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.											