

LOT 37
IN OR 2164/877
VILLAGES OF WOODBRIDGE PHASE 2

LINDBERG DONALD B & JOAN K
95266 SIENA CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0037-0000



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 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	1,707	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	0	0	0	542.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	19	3	57.00	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	0			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 - 0% - 0 Heated Area: 1707 HX Base Yr											
95266 SIENA CT, FERNANDINA BEACH											
BLD DATE: 05/18/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			189,436
TOTAL MARKET OB/XF VALUE			3,093
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			267,529
SOH/AGL Deduction			40,292
ASSESSED VALUE			227,237
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			227,237
TOTAL JUST VALUE			267,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705245	CO ISSUED	0	12/05/2017
B1705245	NEW CONSTR	218,695	06/13/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2164/0877	12/07/2017	WD Q	I	02	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: LINDBERG DONALD B &					
2122/0041	5/23/2017	SW Q	V	05	
GRANTOR: WOODBRIDGE 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\$.											