LOT 39
IN OR 2114/212
VILLAGES OF WOODBRIDGE PHASE 2

PITMAN ROBERT
95278 SIENA CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0039-0000

BUILDING CHARACTERISTICS

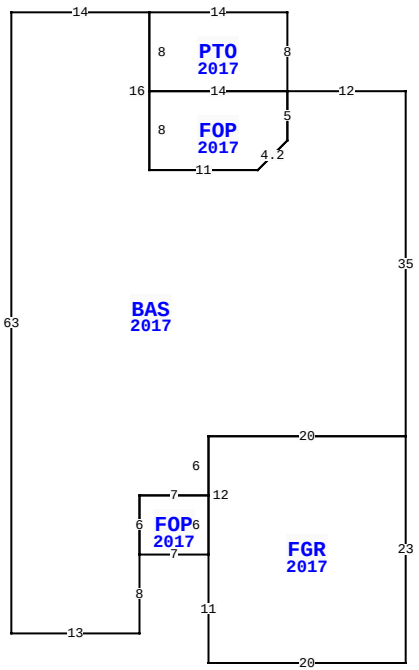
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
PTO	112	5	6	566
TOTALS	2,429		2,011	190,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,011	106.8200	96.41	193,881	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1707 HX Base Yr 2018



95278 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		190,003
TOTAL MARKET OB/XF VALUE		4,831
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		269,834
SOH/AGL Deduction		95,194
ASSESSED VALUE		174,640
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,640
TOTAL JUST VALUE		269,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704214	SCRN ENCLSRE	2,300	11/01/2017
B1633249	CO ISSUED	0	04/05/2017
B1633249	NEW CONSTR	216,399	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2114/0212	4/05/2017	WD	Q	I	02	173,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PITMAN ROBERT						
2051/1487	6/03/2016	SW	Q	V	05	162,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 PTO=[YR=2017] N8 W14 S8 FOP=[YR=2017] S8 E11 U3 R3 N5 W14$ E14$ 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$.

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	568.00	SF	5.20	5.20	100	2017	2017	3	97	2,865	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
3	0911	SCRN RM A	0	100	0	0	112.00	SF	17.50	17.50	100	2017	2017	3	82	1,607	

LAND DESCRIPTION

TOTAL OB/XF 4,831

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