

LOT 43
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

GASKINS PAUL M
95302 SIENA CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0043-0000



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	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,221	105.8400	95.52	212,150	2017	2017	0	0	2.00	98.00	VALUATION SUMMARY									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018												Heated Area: 1909									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2018									
Interior Wall	05	DRYWALL 100																						
Interior Floor	14	CARPET 60																						
Interior Floor	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	1,909	100	1,909	178,701																				
FGR	420	55	231	21,624																				
FOP	48	30	14	1,310																				
FOP	224	30	67	6,272																				
TOTALS			2,601	2,221	207,907																			
EXTRA FEATURES			95302 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	572.00	SF	5.20	5.20	100	2017	2017	3	97	2,885								
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2017	2017	3	97	284								
LAND DESCRIPTION			TOTAL OB/XF 3,169																					
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	000134	C	SFR POND	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																								

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1694	3/29/2023	QC	U	I	11	100

GRANTOR: GASKINS ANGELA BIRDEA

GRANTEE: GASKINDS PAUL M

		WD	Q	I	02	
2168/1654	12/29/2017					189,900

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: GASKINS ANGELA B &

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FOP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.