LOT 44
IN OR 2150/44
VILLAGES OF WOODBRIDGE PHASE 2

JMV MACON PROPERTIES LLC
95308 SIENA CT
FERNANDINA BEACH, FL 32034

**2023**

**40-2N-28-226V-0044-0000**

## BUILDING CHARACTERISTICS

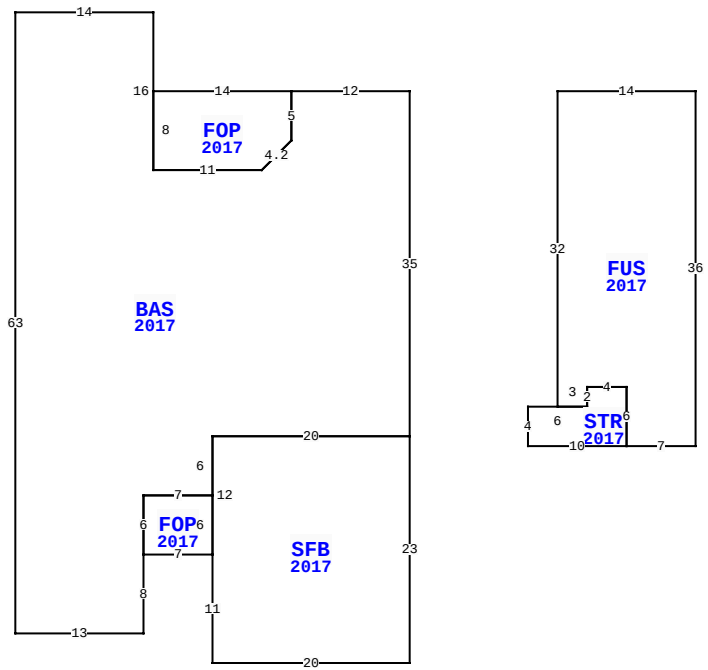
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 157,985 |
| FOP | 42 | 30 | 13 | 1,203 |
| FOP | 108 | 30 | 32 | 2,962 |
| FUS | 468 | 100 | 468 | 43,314 |
| SFB | 460 | 80 | 368 | 34,059 |
| STR | 48 | 10 | 5 | 463 |
| TOTALS | 2,833 | | 2,593 | 239,985 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,593 | 104.6400 | 94.44 | 244,883 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 2543 HX Base Yr




95308 SIENA CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 239,985 |
| TOTAL MARKET OB/XF VALUE | 3,205 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 318,190 |
| SOH/AGL Deduction | 43,640 |
| ASSESSED VALUE | 274,550 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 274,550 |
| TOTAL JUST VALUE | 318,190 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 287,606 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1633368 | CO ISSUED | 0 | 04/12/2018 |
| B1633368 | NEW CONSTR | 0 | 10/09/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2150/0044 | 9/29/2017 | WD | Q | I | 01 | 197,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: JMV MACON PROPERTIE | | | | | | |
| 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 FOP=[YR=2017] W14 S8 E11 U3 R3 N5$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2017] E7 SFB=[YR=2017] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$ PTR=E15 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W10 N4 E6 N2 E4 S6$ 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 | 0 | 0 | 0 | 568.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 2,865 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 54.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 340 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,205

| 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 | 000134 | C | SFR POND | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 11/13/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS