

LOT 1
PT OR 2078/848
VILLAGES OF WOODBRIDGE PHASE 2

MINTON JENNIFER LYNN
95314 SIENA COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0001-0000



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	05	Quality Level 05
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	185,788
FGR	460	55	253	27,536
FOP	42	30	13	1,415
FOP	108	30	32	3,483
TOTALS	2,317		2,005	218,223

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	576.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	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	0		PUD	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	117.5020	111.63	223,818	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 0% - 2023 Heated Area: 1707 HX Base Yr											
95314 SIENA CT, FERNANDINA BEACH											
BLD DATE: 05/18/2023 MLU											

TOTAL OB/XF											
3,283											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			218,223
TOTAL MARKET OB/XF VALUE			3,283
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			296,506
SOH/AGL Deduction			2,015
ASSESSED VALUE			294,491
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,491
TOTAL JUST VALUE			296,506
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1633247	CO ISSUED	0	04/11/2017
B1633247	NEW CONSTR	216,399	10/21/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2547/1882	3/17/2022	WD	Q	I	01
GRANTOR: SCOTT CAREY L					
GRANTEE: MINTON JENNIFER LYN					
2143/1000	8/23/2017	WD	Q	I	01
GRANTOR: DETTMAN THOMAS & TINA					
GRANTEE: SCOTT CAREY L					

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\$.											