

LOT 3
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

MASSEY DONALD A & DEBRA A L/E/
95326 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	0	0 100
Units	0	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	100	0	0	582.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	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	100		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 - 100% - 2018 Heated Area: 1707 HX Base Yr 2018												
95326 SIENA CT, FERNANDINA BEACH												

95326 SIENA CT, FERNANDINA BEACH				XF DATE						LAND DATE	05/16/2023	MLU
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
582.00	SF	5.20	5.20	100	2017	2017	3	97	2,936			
60.00	SF	6.50	6.50	100	2017	2017	3	97	378			
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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	3,314		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	296,537		
SOH/AGL Deduction	118,178		
ASSESSED VALUE	178,359		
TOTAL EXEMPTION VALUE	105,000		
BASE TAXABLE VALUE	73,359		
TOTAL JUST VALUE	296,537		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	267,750		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701974	CO ISSUED	0	08/08/2017
B1701974	NEW CONSTR	218,695	03/10/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/0486	3/25/2021	QC U	I	11		100
GRANTOR: MASSEY DONALD ALFRED						
GRANTEE: MASSEY BRETT D & DR						
2147/1388	8/21/2017	WD Q	I	02		177,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MASSEY DONALD ALFRE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W14 S8 FOP=[YR=2017] W14 S5 D3 R3 E11 N8\$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$.											