LOT 7
IN OR 2137/1866
VILLAGES OF WOODBRIDGE PHASE 2

DECHIARA FRANCES/DECHIARA CLARE
95341 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

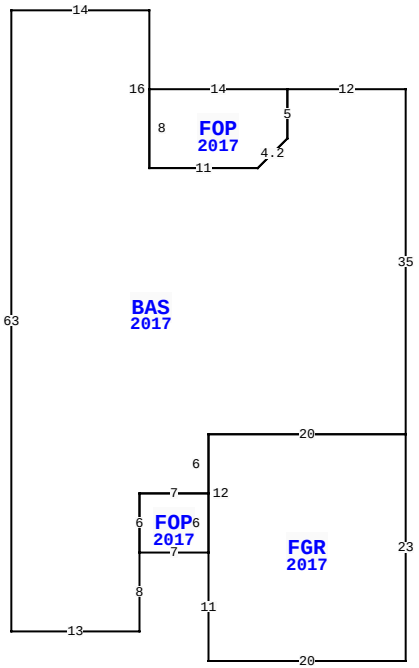
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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

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	0	2.50	97.50

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



95341 SIENA CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,223
TOTAL MARKET OB/XF VALUE		3,506
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		296,729
SOH/AGL Deduction		118,259
ASSESSED VALUE		178,470
TOTAL EXEMPTION VALUE	HX HB DW SX	110,000
BASE TAXABLE VALUE		68,470
TOTAL JUST VALUE		296,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701270	CO ISSUED	0	07/31/2017
B1701270	NEW CONSTR	218,695	02/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2137/1866	7/28/2017	WD	Q	I	01	180,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DECHIARA FRANCES &						
2092/0163	12/27/2016	SW	Q	V	05	283,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] W14 S8 E11 R3 U3 N5$ S5 L3 D3 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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	2017	2017	3	97	3,147	

LAND DESCRIPTION

TOTAL OB/XF 3,506

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS