

LOT 9  
IN OR 2145/1387  
VILLAGES OF WOODBRIDGE PHASE 2

TRINITY PROPERTY SOLUTIONS LLC  
6030 SERENE RUN  
LAKE WORTH, FL 33467

2024

40-2N-28-226V-0009-0000



| 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                 |    | 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 | 672.00 | SF | 5.20  | 5.20           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 54.00  | 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% - 0 Heated Area: 1707 HX Base Yr                  |     |           |             |                |                |      |      |      |      |      |        |
|                                                                     |     |           |             |                |                |      |      |      |      |      |        |
| 95329 SIENA CT, FERNANDINA BEACH                                    |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2023 MLU |     |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 218,223   |               |
| TOTAL MARKET OB/XF VALUE  |  | 3,730     |               |
| TOTAL LAND VALUE - MARKET |  | 75,000    |               |
| TOTAL MARKET VALUE        |  | 296,953   |               |
| SOH/AGL Deduction         |  | 46,574    |               |
| ASSESSED VALUE            |  | 250,379   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 250,379   |               |
| TOTAL JUST VALUE          |  | 296,953   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 268,166   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1702310   | CO ISSUED   | 0       | 09/01/2017 |
| B1702310   | NEW CONSTR  | 218,695 | 03/21/2017 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2145/1387                      | 8/31/2017 | WD Q      | I   | 01  |        |
| GRANTOR: DREAM FINDERS HOMES L |           |           |     |     |        |
| GRANTEE: TRINITY PROPERTY SO   |           |           |     |     |        |
| 2103/0290                      | 2/21/2017 | SW Q      | V   | 05  |        |
| 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 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\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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        |       |