

LOT 12
IN OR 2093/1552
VILLAGES OF WOODBRIDGE PHASE 2

CHAPMAN RUSSELL & SHERI
95311 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0012-0000



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	11	CLAY TILE 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	1,603	100	1,603	179,779
FGR	668	55	367	41,160
FOP	54	30	16	1,795
FSP	80	40	32	3,589
TOTALS	2,405		2,018	226,321

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	723.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,018	121.7062	115.62	233,321	2016	2016	0	0
1 SINGLE FAM - 100% - 2017									
Heated Area: 1603									
HX Base Yr 2017									
95311 SIENA CT, FERNANDINA BEACH									

TOTAL OB/XF									
3,909									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	723.00	SF	5.20

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					226,321				
TOTAL MARKET OB/XF VALUE					3,909				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					305,230				
SOH/AGL Deduction					114,273				
ASSESSED VALUE					190,957				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					135,957				
TOTAL JUST VALUE					305,230				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					275,410				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632938	CO ISSUED	0	12/29/2016
B1632938	NEW CONSTR	214,508	08/25/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2093/1552	12/29/2016	WD	Q	I	01	190,100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: CHAPMAN RUSSELL & S							
2051/1487	6/03/2016	SW	Q	V	05	162,000	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS2016 = W19 FSP2016 = W10 S8 E10 N8\$ S8 W 10 S54 FOP2016 = S6 E9 FGR=[YR=2016] S9 E20 N3 E12 N21 W12 S3 W17 L3 D3 S9\$ N6 W9\$ E9 N3 U3 R3 E17 N56\$.									