

LOT 13
IN OR 2169/694
VILLAGES OF WOODBRIDGE PHASE 2

BABIN DEBORAH
95305 SIENA COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0013-0000



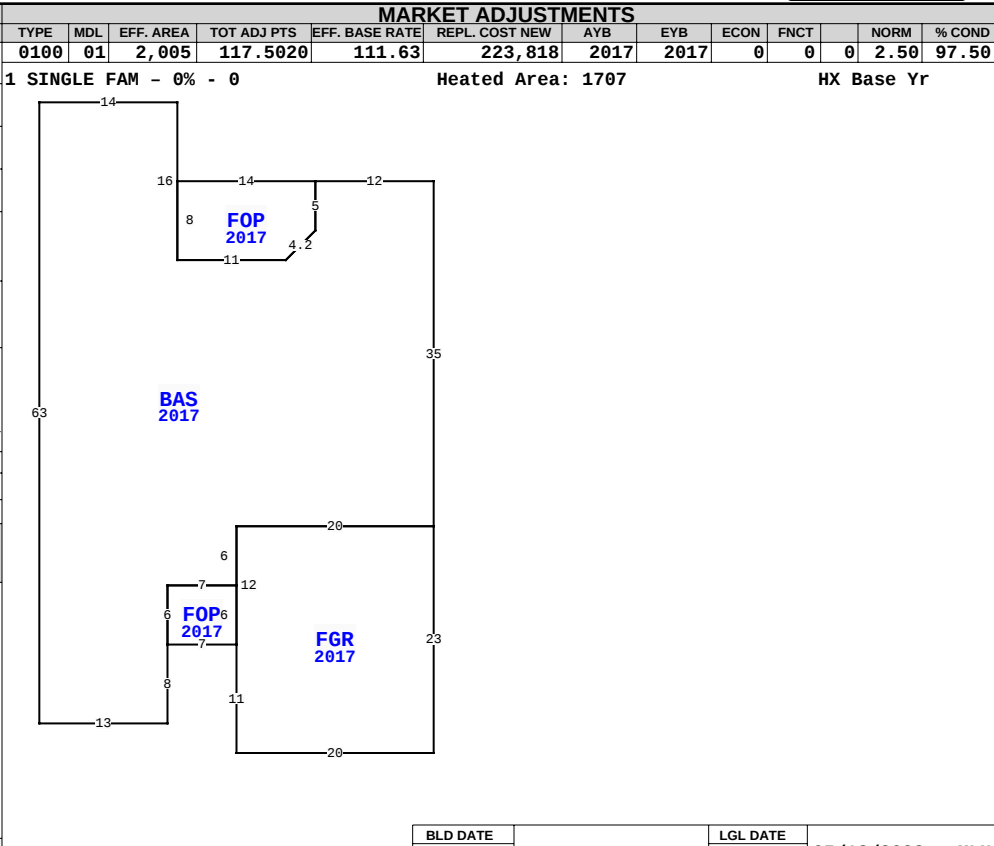
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0811	CONCRETE B	0	0	0	0
2	0810	CONCRETE A	0	0	0	0
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	
REVIEW DATE			03/13/2024	BY	KBA



95305 SIENA CT, FERNANDINA BEACH	BLD DATE		LGL DATE	05/18/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										218,223	
TOTAL MARKET OB/XF VALUE										3,163	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										296,386	
SOH/AGL Deduction										46,379	
ASSESSED VALUE										250,007	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										250,007	
TOTAL JUST VALUE										296,386	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										267,599	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180066	CO ISSUED	0	01/04/2018
B1706909	NEW CONSTR	218,695	08/02/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2169/0694	12/29/2017	WD	Q	I	01	174,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BABIN DEBORAH							
2135/1375	7/20/2017	SW	U	V	11	100	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: DREAM FINDERS HOMES							

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\$.									