LOT 22
IN OR 2156/626
VILLAGES OF WOODBRIDGE PHASE 2

BIRD WILLIAM C & BROOKE E
95227 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0022-0000

BUILDING CHARACTERISTICS

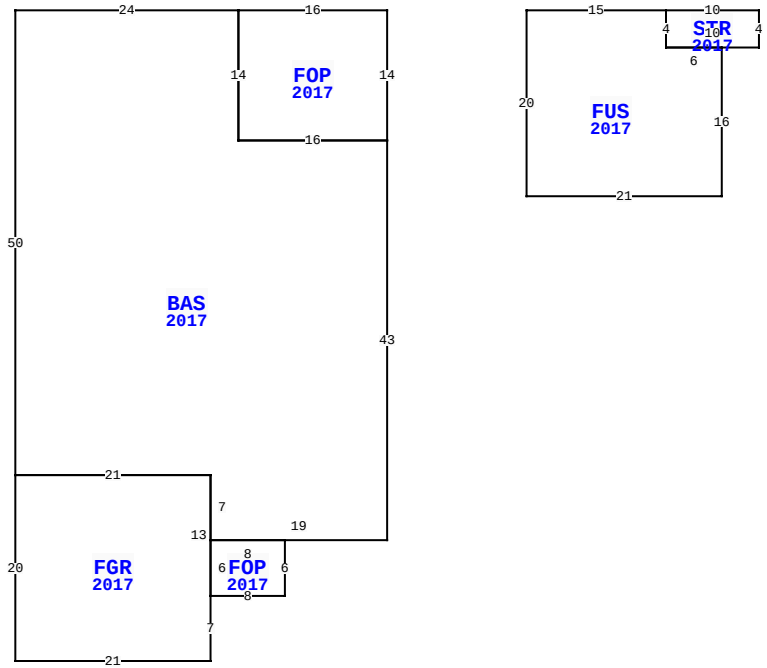
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,909	100	1,909	205,392
FGR	420	55	231	24,854
FOP	48	30	14	1,506
FOP	224	30	67	7,208
FUS	396	100	396	42,607
STR	40	10	4	430
TOTALS	3,037		2,621	281,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,621	116.1600	110.35	289,227	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2305 HX Base Yr 2018



95227 SIENA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,996
TOTAL MARKET OB/XF VALUE		6,522
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		363,518
SOH/AGL Deduction		143,480
ASSESSED VALUE		220,038
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,038
TOTAL JUST VALUE		363,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703996	NEW CONSTR	286,053	05/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2156/0626	10/27/2017	WD	Q	I	01	212,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BIRD WILLIAM C & BR						
2115/0336	4/20/2017	SW	Q	V	05	121,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E15 FUS=[YR=2017] E15 STR=[YR=2017] E10 S4 W10 N4$ S4 E6 S16 W21 N20$ W15 $.

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	0811	CONCRETE B	0	100	0	0	1,233.00	SF	5.20	5.20	100	2017	2017	3	97	6,219	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2017	2017	3	97	303	

LAND DESCRIPTION

TOTAL OB/XF 6,522

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