

LOT 28
IN OR 2169/425
VILLAGES OF WOODBRIDGE PHASE 2

HARRIS AMY LYNN REV LVG TRUST/HARRIS AMY LYNN TRUS
95212 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0028-0000



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	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	478.00	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	000134	C	SFR POND	100		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 - 100% - 2018 Heated Area: 1707 HX Base Yr 2018											
95212 SIENA CT, FERNANDINA BEACH											

TOTAL OB/XF											
3,354											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 218,223											
TOTAL MARKET OB/XF VALUE 3,354											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 296,577											
SOH/AGL Deduction 118,400											
ASSESSED VALUE 178,177											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 128,177											
TOTAL JUST VALUE 296,577											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 267,790											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703995	CO ISSUED	0	11/30/2017
B1703995	NEW CONSTR	218,695	05/05/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2169/0425	11/30/2017	WD	Q	I	02	189,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:HARRIS AMY LYNN REV							
2108/0324	3/21/2017	SW	Q	V	05	121,500	
GRANTOR:WOODBRIIDGE 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\$.											