

LOT 32
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

SWEETING ROBERT M L/E/
95236 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
PTO	300	5	15	1,632
TOTALS	2,617		2,020	219,856

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2017
2	0811	CONCRETE B	0 100	0	0	568.00	SF	5.20	5.20	100	2017

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,020	117.5020	111.63	225,493	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 1707											
HX Base Yr 2023											

95236 SIENA CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/18/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
3,224											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										219,856	
TOTAL MARKET OB/XF VALUE										3,224	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										298,080	
SOH/AGL Deduction										22,390	
ASSESSED VALUE										275,690	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										225,690	
TOTAL JUST VALUE										298,080	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										267,660	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705251	CO ISSUED	0	11/30/2017
B1705251	NEW CONSTR	218,695	06/13/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2590/0988	9/14/2022	WD	U	I	11	100	
GRANTOR: SWEETING ROBERT M							
GRANTEE: SWEETING IAN NEVEAL							
2564/1663	4/15/2022	QC	U	I	11	150,900	
GRANTOR: SWEETING MILLICENT W							
GRANTEE: SWEETING ROBERT M							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017;ORIG=0,0] W12 S5 D3L3 W11 N16 W14 S63 E13 N8 N6 E7 N6 E20 N35 \$											
FGR=[YR=2017;ORIG=-20,47] S11 E20 N23 W20 S12 \$											
FOP=[YR=2017;ORIG=-12,0] W14 S8 E11 U3R3 N5 \$											
FOP=[YR=2017;ORIG=-27,47] E7 N6 W7 S6 \$											
PTO=[YR=2024;ORIG=-26,-20] E15 S20 W15 N20 \$											