LOT 34
IN OR 2176/388
VILLAGES OF WOODBRIDGE PHASE 2

PALMER JASON L
95248 SIENA CT
FERNANDINA BEACH, FL 32034

**2024**

**40-2N-28-226V-0034-0000**

## BUILDING CHARACTERISTICS

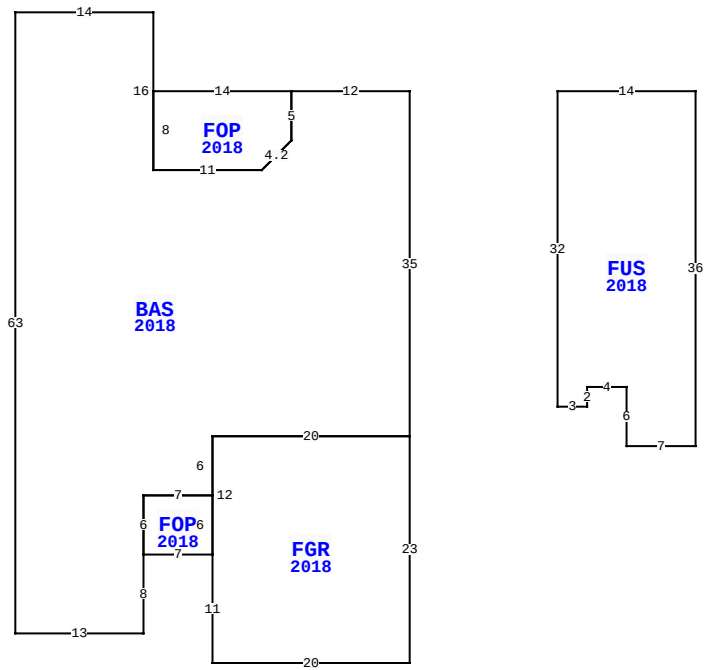
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 1,707 | 100 | 1,707 | 184,600 |
| FGR | 460 | 55 | 253 | 27,361 |
| FOP | 42 | 30 | 13 | 1,406 |
| FOP | 108 | 30 | 32 | 3,460 |
| FUS | 468 | 100 | 468 | 50,611 |
| TOTALS | 2,785 | | 2,473 | 267,438 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,473 | 116.1600 | 110.35 | 272,896 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2175 HX Base Yr 2019




95248 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 | | 267,438 |
| TOTAL MARKET OB/XF VALUE | | 3,285 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 345,723 |
| SOH/AGL Deduction | | 119,471 |
| ASSESSED VALUE | | 226,252 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 176,252 |
| TOTAL JUST VALUE | | 345,723 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 310,461 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1707114 | CO ISSUED | 0 | 02/01/2018 |
| B1707114 | NEW CONSTR | 273,001 | 08/08/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2176/0388 | 1/31/2018 | WD | Q | I | 01 | 207,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: PALMER JASON L | | | | | | |
| 2135/1375 | 7/20/2017 | SW | U | V | 11 | 100 |
| GRANTOR: WOODBRIDGE NASSAU LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] W14 S8 E11 U3 R3 N5$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$ PTR=E15 FUS=[YR=2018] E14 S36 W7 N6 W4 S2 W3 N32$ 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 | 580.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 2,926 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 57.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 97 | 359 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,285

| 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