

LOT 36
IN OR 2180/1319
VILLAGES OF WOODBRIDGE PHASE 2

TAM WILLIAM HOR
95260 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0036-0000



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	1,909	100	1,909	206,912
FGR	420	55	231	25,038
FOP	48	30	14	1,517
FOP	224	30	67	7,262
TOTALS	2,601		2,221	240,730

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	545.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	45.00	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	000100	C	SFR	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	2,221	116.4240	110.60	245,643	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1909 HX Base Yr 2019											
95260 SIENA CT, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										240,730	
TOTAL MARKET OB/XF VALUE										3,033	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										318,763	
SOH/AGL Deduction										110,460	
ASSESSED VALUE										208,303	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										158,303	
TOTAL JUST VALUE										318,763	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										287,032	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107387	SOLAR PANELS	24,854	08/01/2021
C1706911	CO ISSUED	0	02/06/2018
B1706911	NEW CONSTR	242,562	08/02/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2180/1319	2/15/2018	WD	Q	I	01	197,000			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: TAM WILLIAM HOR									
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=2018] W24 FOP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.											