

LOT 39
IN OR 2114/212
VILLAGES OF WOODBRIDGE PHASE 2

PITMAN ROBERT
95278 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0039-0000



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

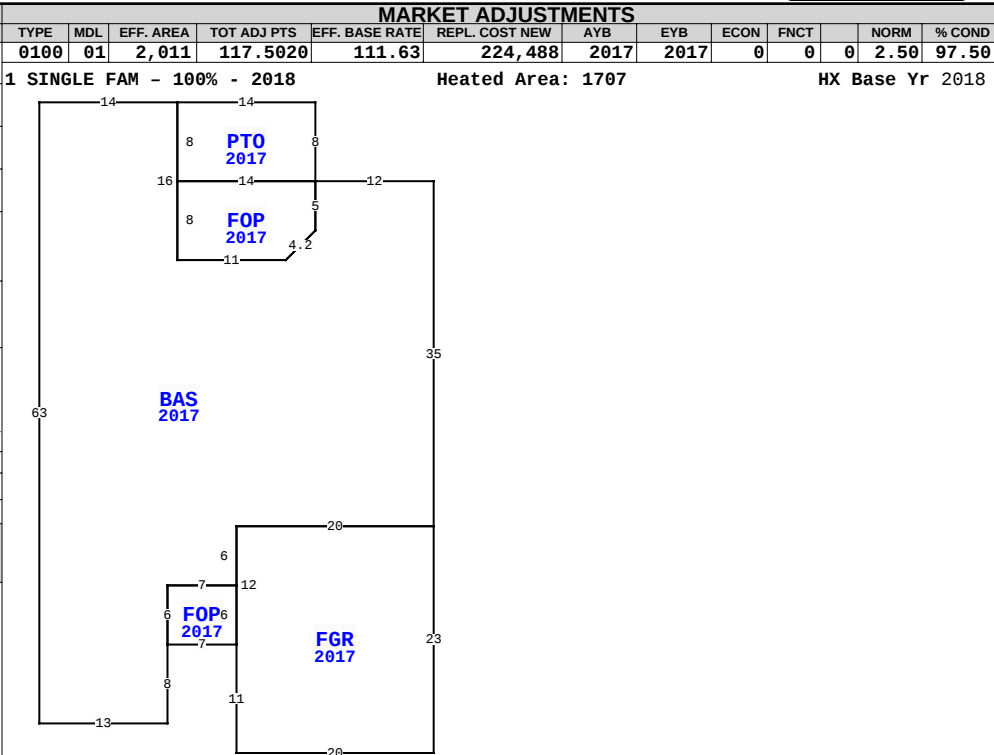
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.00	

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
PTO	112	5	6	653

TOTALS	2,429		2,011	218,876
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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	568.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	
3	0911	SCRN RM A	0	100	0	0	112.00	SF	17.50	17.50	

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	



95278 SIENA CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			05/18/2023	MLU

TOTAL OB/XF											
4,753											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						218,876					
TOTAL MARKET OB/XF VALUE						4,753					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						298,629					
SOH/AGL Deduction						118,750					
ASSESSED VALUE						179,879					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						129,879					
TOTAL JUST VALUE						298,629					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						269,834					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704214	SCRN ENCLSR	2,300	11/01/2017
B1633249	CO ISSUED	0	04/05/2017
B1633249	NEW CONSTR	216,399	10/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2114/0212	4/05/2017	WD	Q	I	02	173,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PITMAN ROBERT							
2051/1487	6/03/2016	SW	Q	V	05	162,000	
GRANTOR: WOODBRIDGE NASSAU LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W12 PTO=[YR=2017] N8 W14 S8 FOP=[YR=2017] S8 E11 U3 R3 N5 W14\$ E14\$ 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\$.											