

**BUTLER LAURIE M L/E/
95290 SIENA COURT
FERNANDINA BEACH, FL 32034**

40-2N-28-226V-0041-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 70

Interior Floo

08SHT VINYL 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories

1.

Units

0100

Occupancy

00NONE 100

Quality

05Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4068.00

TOTALS

2,3172,005218,223

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000718.00SF5.205.20100201720173973,622

20810CONCRETE A01000060.00SF6.506.5010020172017397378

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE03/13/2024BYKBA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,005117.5020111.63223,81820172017002.5097.50

1 SINGLE FAM - 100% - 2021Heated Area: 1707HX Base Yr 2021

BLD DATEXF DATEINC DATE

05/18/2023MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE218,223

TOTAL MARKET OB/XF VALUE4,000

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE297,223

SOH/AGL Deduction91,525

ASSESSED VALUE205,698

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE155,698

TOTAL JUST VALUE297,223

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE268,436

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CDPRICE

2565/17965/26/2022LEUII11100

GRANTOR: BUTLER LAURIE M

GRANTEE: SMITH MELINDA ANNE

2341/05672/24/2020WDQUI02225,000

GRANTOR: MALUCCI KYLE & PAIGE

GRANTEE: BUTLER LAURIE M

BUILDING NOTES

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\$.