

LOT 43
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

GASKINS PAUL M
95302 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0043-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																			
Exterior Wall	31	HARDIE BRD 100	0100	01	2,221	116.4240	110.60	245,643	2017	2017	0	0	2.50	97.50	VALUATION BY STANDARD																			
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 1909																		
Roof Cover	03	COMP SHNGL 100	14													HX Base Yr 2018																		
Interior Wall	05	DRYWALL 100	16																															
Interior Floor	14	CARPET 60	14																															
Interior Floor	08	SHT VINYL 40	16																															
Air Condition	03	CENTRAL 100	14																															
Heating Type	04	AIR DUCTED 100	14																															
Bedrooms		3 100	14																															
Bathrooms		2 100	14																															
Frame	02	WOOD FRAME 100	14																															
Stories	1.	1. 100	14																															
Units		0 100	14																															
Occupancy	00	NONE 100	14																															
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	205,857																														
FGR	420	55	231	24,910																														
FOP	48	30	14	1,509																														
FOP	224	30	67	7,225																														
TOTALS			2,601	2,221	239,502																													
EXTRA FEATURES					95302 SIENA CT, FERNANDINA BEACH										BLD DATE					LGL DATE					05/18/2023					MLU				
L N	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	572.00	SF	5.20	5.20	100	2017	2017	3	97	2,885																		
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2017	2017	3	97	284																		
LAND DESCRIPTION																		TOTAL OB/XF 3,169																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000134	C	SFR POND	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																																		