LOT 44
IN OR 2150/44
VILLAGES OF WOODBRIDGE PHASE 2

JMV MACON PROPERTIES LLC
95308 SIENA CT
FERNANDINA BEACH, FL 32034

2024

40-2N-28-226V-0044-0000

BUILDING CHARACTERISTICS

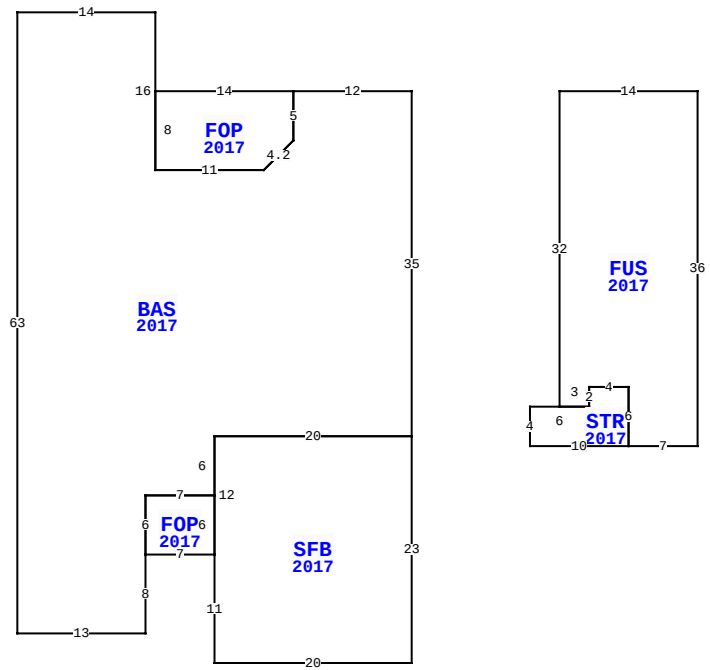
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	181,994
FOP	42	30	13	1,386
FOP	108	30	32	3,412
FUS	468	100	468	49,897
SFB	460	80	368	39,235
STR	48	10	5	533
TOTALS	2,833		2,593	276,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,593	115.1040	109.35	283,545	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2543 HX Base Yr



95308 SIENA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	276,456
TOTAL MARKET OB/XF VALUE	3,205
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	354,661
SOH/AGL Deduction	52,656
ASSESSED VALUE	302,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,005
TOTAL JUST VALUE	354,661
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633368	CO ISSUED	0	04/12/2018
B1633368	NEW CONSTR	0	10/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2150/0044	9/29/2017	WD	Q	I	01	197,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JMV MACON PROPERTIE						
2051/1487	6/03/2016	SW	Q	V	05	162,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

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 SFB=[YR=2017] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$ PTR=E15 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W10 N4 E6 N2 E4 S6$ 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	0	0	0	568.00	SF	5.20	5.20	100	2017	2017	3	97	2,865	
2	0810	CONCRETE A	0	0	0	0	54.00	SF	6.50	6.50	100	2017	2017	3	97	340	

LAND DESCRIPTION

TOTAL OB/XF 3,205

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	000134	C	SFR POND	0		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