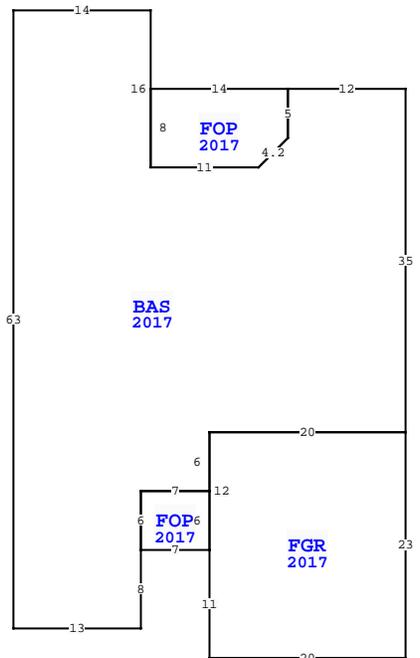


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	08 SHT VINYL 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,005	117.5020	117.50	235,588	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2025 Heated Area: 1707 HX Base Yr 2025											



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	2017	1,707	194,556
FGR	460	55	2017	253	28,836
FOP	42	30	2017	13	1,482
FOP	108	30	2017	32	3,647
TOTALS	2,317			2,005	228,520

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			228,520
TOTAL MARKET OB/XF VALUE			3,249
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			316,769
SOH/AGL Deduction			0
ASSESSED VALUE			316,769
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			266,047
TOTAL JUST VALUE			316,769
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1633247	CO ISSUED	0	04/11/2017
B1633247	NEW CONSTR	216,399	10/21/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1882	3/17/2022	WD	Q	I	01	315,000
GRANTOR: SCOTT CAREY L						
GRANTEE: MINTON JENNIFER LYNN						
2143/1000	8/23/2017	WD	Q	I	01	192,000
GRANTOR: DETTMAN THOMAS & TINA						
GRANTEE: SCOTT CAREY L						

EXTRA FEATURES																
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		5.20	5.20	100	2017	2017	3	96	2,875	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2017	2017	3	96	374	

95314 SIENA CT, FERNANDINA BEACH										BLD DATE		LGL DATE		04/25/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

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\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,249							
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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							