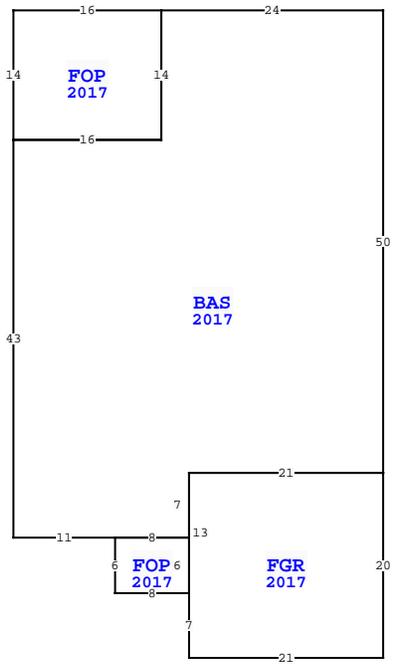




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	1,909	100	2017
FGR	420	55	2017
FOP	48	30	2017
FOP	224	30	2017
TOTALS	2,601		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,221	116.4240	116.42	258,569	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1909 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			250,812
TOTAL MARKET OB/XF VALUE			3,249
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			339,061
SOH/AGL Deduction			35,736
ASSESSED VALUE			303,325
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			252,603
TOTAL JUST VALUE			339,061
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702975	NEW CONSTR	242,562	04/06/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/1004	3/11/2022	WD Q	Q	I	02	318,000
GRANTOR: TROEHLER GREGORY J &						
GRANTEE: DELANEY KEVIN CLAIR						
2156/1366	10/27/2017	WD Q	Q	I	01	194,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TROEHLER GREGORY J						

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	576.00	SF	5.20	5.20	100	2017	2017	3	96	2,875	
2	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2017	2017	3	96	374	
TOTALS															3,249	

BUILDING NOTES			
95320 SIENA CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2017] W24 FOP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.			

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							