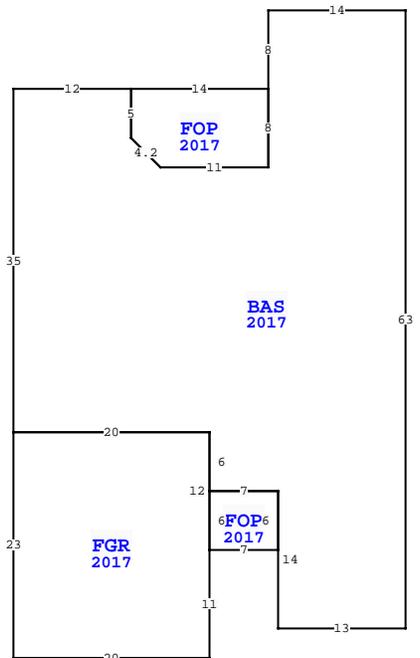


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 1707 HX Base Yr 2018												



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			3,279	
TOTAL LAND VALUE - MARKET			85,000	
TOTAL MARKET VALUE			316,799	
SOH/AGL Deduction			133,268	
ASSESSED VALUE			183,531	
TOTAL EXEMPTION VALUE	HX HB VX SX		105,722	
BASE TAXABLE VALUE			77,809	
TOTAL JUST VALUE			316,799	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			296,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701974	CO ISSUED	0	08/08/2017
B1701974	NEW CONSTR	218,695	03/10/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0486	3/25/2021	QC	U	I	11	100
GRANTOR: MASSEY DONALD ALFRED						
GRANTEE: MASSEY BRETT D & DR						
2147/1388	8/21/2017	WD	Q	I	02	177,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MASSEY DONALD ALFRE						

EXTRA FEATURES	95326 SIENA CT, FERNANDINA BEACH	
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BLD DATE		LGL DATE	04/25/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES												

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	582.00	SF	5.20	5.20	100	2017	2017	3	96	2,905	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2017	2017	3	96	374	

BUILDING DIMENSIONS												
BAS=[YR=2017] W14 S8 FOP=[YR=2017] W14 S5 D3 R3 E11 N8\$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$.												

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	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								