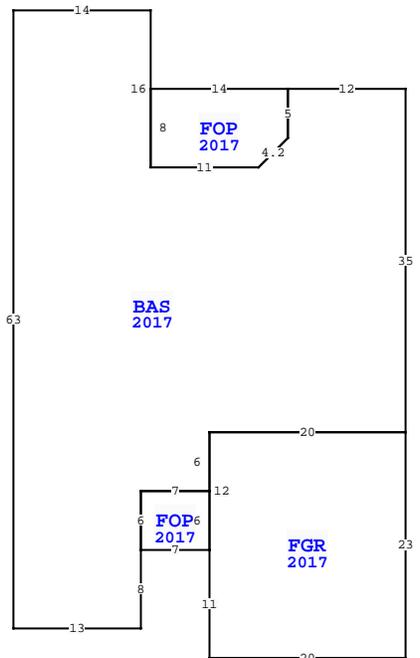


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

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% - 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

95341 SIENA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025
INC DATE		AG DATE	MLU

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	0810	CONCRETE A	0	100	19	3		6.50	6.50	100	2017	2017	3	96	356	
2	0811	CONCRETE B	0	100	39	16		5.20	5.20	100	2017	2017	3	96	3,115	

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			3,471
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			316,991
SOH/AGL Deduction			133,345
ASSESSED VALUE			183,646
TOTAL EXEMPTION VALUE	HX HB DW SX		110,722
BASE TAXABLE VALUE			72,924
TOTAL JUST VALUE			316,991
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701270	CO ISSUED	0	07/31/2017
B1701270	NEW CONSTR	218,695	02/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1866	7/28/2017	WD	Q	I	01	180,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DECHIARA FRANCES &						
2092/0163	12/27/2016	SW	Q	V	05	283,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2017] W12 FOP=[YR=2017] W14 S8 E11 R3 U3 N5\$ S5
 L3 D3 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									
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									