LOT 8
IN OR 2220/854
VILLAGES OF WOODBRIDGE PHASE 2

SEARS LAURA A
88005 MAYBOURNE RD
YULEE, FL 32097

2025

40-2N-28-226V-0008-0000

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 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
Quality	05	Quality Level 05

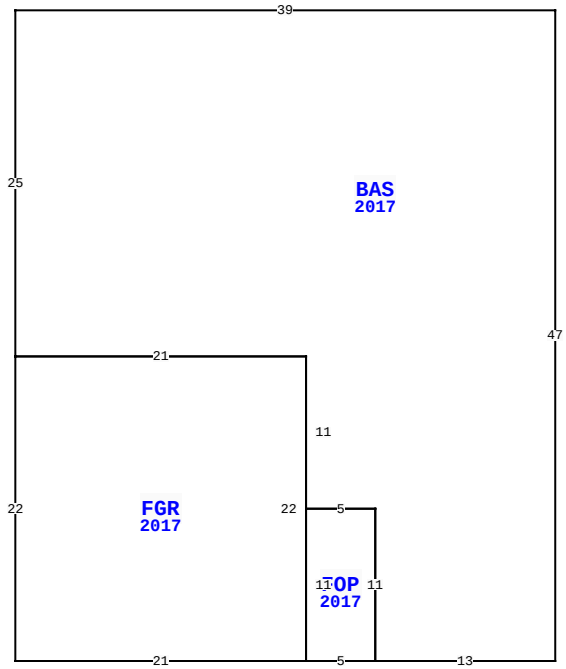
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	2017	1,316	160,408
FGR	462	55	2017	254	30,960
FOP	55	30	2017	16	1,951
TOTALS	1,833			1,586	193,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	125.6640	125.66	199,297	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1316 HX Base Yr



95335 SIENA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	193,318
TOTAL MARKET OB/XF VALUE	3,593
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	281,911
SOH/AGL Deduction	39,444
ASSESSED VALUE	242,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,467
TOTAL JUST VALUE	281,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633541	CO ISSUED	0	06/08/2017
B1633541	NEW CONSTR	169,280	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/0854	8/30/2018	WD	Q	I	01	179,900
GRANTOR: HARRIS JONATHAN T & K						
GRANTEE: SEARS LAURA A						
2127/0813	6/09/2017	WD	Q	I	01	160,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARRIS JONATHAN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W39 S25 FGR=[YR=2017] S22 E21 FOP=[YR=2017] E5 N11 W5 S11$ N22 W21$ E21 S11 E5 S11 E13 N47$.

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	656.00	SF	5.20	5.20	100	2017	2017	3	96	3,275	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2017	2017	3	96	168	
3	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	100	2017	2017	3	96	150	

LAND DESCRIPTION

TOTAL OB/XF 3,593

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS