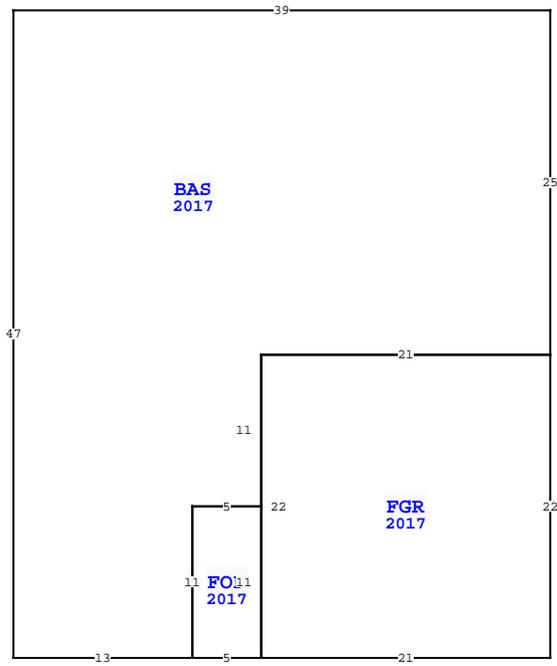


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,316	100	2017
FGR	462	55	2017
POP	55	30	2017
TOTALS	1,833		

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	3.00	97.00
1 SINGLE FAM - 100% - 2018										Heated Area: 1316	HX Base Yr 2018



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			193,318
TOTAL MARKET OB/XF VALUE			3,077
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			281,395
SOH/AGL Deduction			119,471
ASSESSED VALUE			161,924
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			111,202
TOTAL JUST VALUE			281,395
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633476	CO ISSUED	0	05/31/2017
B1633476	NEW CONSTR	169,280	11/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/0428	5/26/2017	WD	Q	I	01	158,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WALKER JAZZMIN R &						
2078/0848	10/14/2016	SW	Q	V	05	121,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

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	560.00	SF	5.20	5.20	100	2017	2017	3	96	2,796	
2	0810	CONCRETE A	0	100	3	21.00	SF	6.50	6.50	100	2017	2017	3	96	131	
3	0810	CONCRETE A	0	100	4	24.00	SF	6.50	6.50	100	2017	2017	3	96	150	
TOTALS															3,077	

BUILDING NOTES			
95323 SIENA CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2017] W39 S47 E13 POP=[YR=2017] E5 FGR=[YR=2017] E21 N22 W21 S22\$ N11 W5 S11\$ N11 E5 N11 E21 N25\$.			

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							