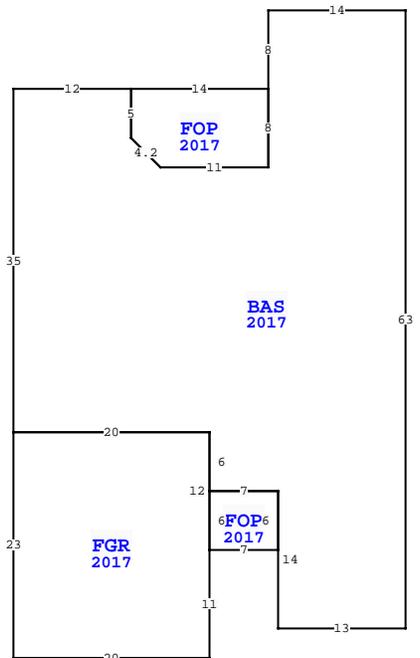


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,707	100	2017
FGR	460	55	2017
FOP	42	30	2017
FOP	108	30	2017
TOTALS	2,317		

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	



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			3,249
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			316,769
SOH/AGL Deduction			133,257
ASSESSED VALUE			183,512
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			132,790
TOTAL JUST VALUE			316,769
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702227	CO ISSUED	0	09/01/2017
B1702227	NEW CONSTR	218,695	03/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/1127	8/31/2017	WD Q	Q	I	02	175,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BREWER APRIL H & GR						
2103/0290	2/21/2017	SW Q	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	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	

TOTAL OB/XF										3,249						
95317 SIENA CT, FERNANDINA BEACH										BLD DATE		LGL DATE		04/25/2025	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									
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										3,249									
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												