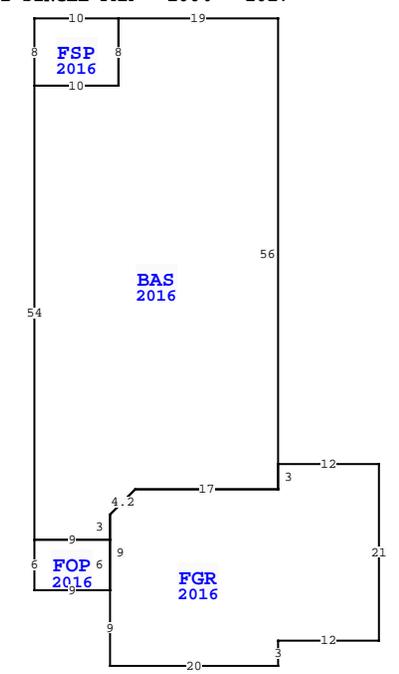


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,018	121.7062	121.71	245,611	2016	2016	0	0	0	3.50	96.50

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			237,015
TOTAL MARKET OB/XF VALUE			3,868
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			325,883
SOH/AGL Deduction			129,388
ASSESSED VALUE			196,495
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			140,773
TOTAL JUST VALUE			325,883
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,230



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	1,603	100	2016	1,603	188,272
FGR	668	55	2016	367	43,105
FOP	54	30	2016	16	1,879
FSP	80	40	2016	32	3,759
TOTALS	2,405			2,018	237,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632938	CO ISSUED	0	12/29/2016
B1632938	NEW CONSTR	214,508	08/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1552	12/29/2016	WD Q	Q	I	01	190,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHAPMAN RUSSELL & S						
2051/1487	6/03/2016	SW Q	Q	V	05	162,000
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	0810	CONCRETE A	0	100	0	48.00	SF	6.50	6.50	100	2016	2016	3	95	296	
2	0811	CONCRETE B	0	100	0	723.00	SF	5.20	5.20	100	2016	2016	3	95	3,572	

95311 SIENA CT, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/25/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS2016 = W19 FSP2016 = W10 S8 E10 N8\$ S8 W 10 S54 FOP2016 = S6 E9 FGR=[YR=2016] S9 E20 N3 E12 N21 W12 S3 W17 L3 D3 S9\$ N6 W9\$ E9 N3 U3 R3 E17 N56\$.												

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	DPHT 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								