LOT 17
IN OR 2198/984
VILLAGES OF WOODBRIDGE PHASE 2

HARKINS ALEXANDRA/HARKINS STEPHEN
95257 SIENA CT
FERNANDINA BEACH, FL 32034

2025

40-2N-28-226V-0017-0000

BUILDING CHARACTERISTICS

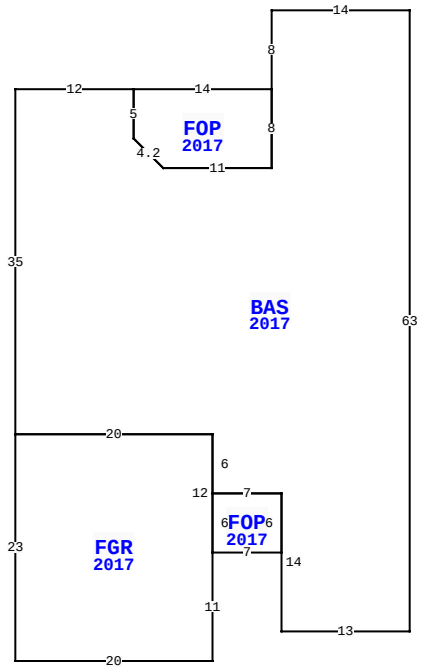
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	200,487
FGR	460	55	2017	253	29,715
FOP	42	30	2017	13	1,527
FOP	108	30	2017	32	3,759
TOTALS	2,317			2,005	235,488

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	121.7062	121.71	244,029	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 1707 HX Base Yr



95257 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	235,488
TOTAL MARKET OB/XF VALUE	3,372
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	323,860
SOH/AGL Deduction	42,132
ASSESSED VALUE	281,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,728
TOTAL JUST VALUE	323,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633050	NEW CONSTR	216,467	09/01/6016
B1633050	CO ISSUED	0	03/08/2017
B1633050	CO ISSUED	0	03/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2198/0984	5/11/2018	QC	U	I	11	98,000
GRANTOR: PIRRONE ALEXANDRIA						
GRANTEE: HARKINS ALEXANDRA &						
2176/0537	1/08/2018	QC	U	I	11	100
GRANTOR: PIRRONE BRYAN						
GRANTEE: PIRRONE ALEXANDRIA						

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$.

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	608.00	SF	5.20	5.20	100	2017	2017	3	96	3,035	
2	0810	CONCRETE A	0	0	0	0	54.00	SF	6.50	6.50	100	2017	2017	3	96	337	

LAND DESCRIPTION

TOTAL OB/XF 3,372

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