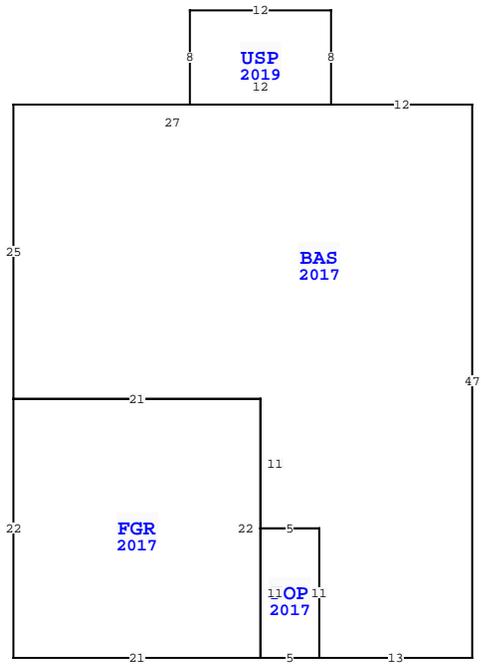


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,316	100	2017
FGR	462	55	2017
FOP	55	30	2017
USP	96	30	2019
TOTALS	1,929		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		202,941	2017	2017	0	0	3.00	97.00
				Heated Area: 1316			HX Base Yr 2018				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			196,853
TOTAL MARKET OB/XF VALUE			3,110
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			284,963
SOH/AGL Deduction			153,079
ASSESSED VALUE			131,884
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			81,162
TOTAL JUST VALUE			284,963
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B190633	SCRN ENCLSR	8,132	08/01/2019
B1701085	CO ISSUED	0	07/28/2017
B1701085	D FINDERS	170,534	02/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/1615	7/26/2017	WD Q	Q	I	02	156,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CANTINI SHAWN T & A						
2092/0163	12/27/2016	SW Q	Q	V	05	283,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES		95245 SIENA CT, FERNANDINA BEACH															
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	0	578.00	SF	5.20	5.20	100	2017	2017	3	96	2,885	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2017	2017	3	96	225	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W12 USP=[YR=2019] N8 W12 S8 E12\$ W27 S25											
FGR=[YR=2017] S22 E21 FOP=[YR=2017] E5 N11 W5 S11\$ N22W21\$											
E21 S11 E5 S11 E13 N47\$.											

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							