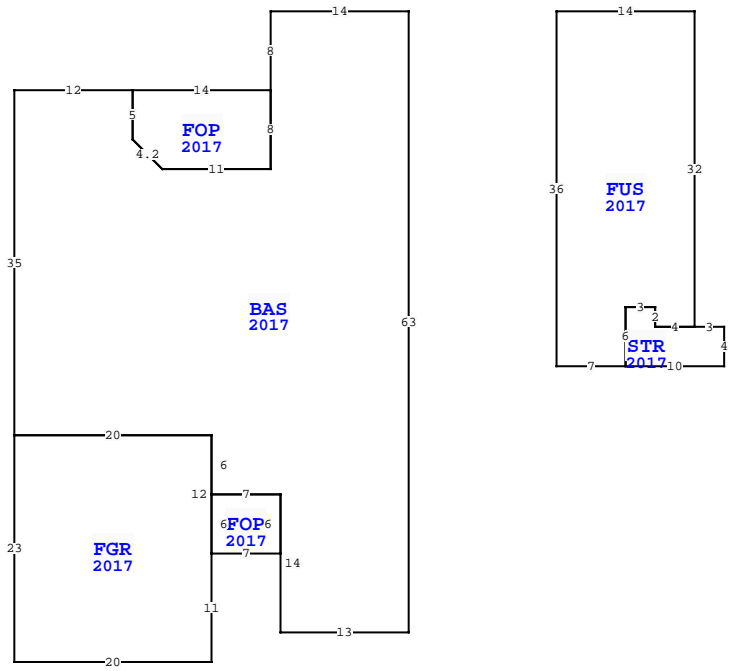


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
08	SHT VINYL 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
3	100				
02	WOOD FRAME 100				
1.5	1.5 100				
0	0 100				
00	NONE 100				
05	Quality Level 05				
0100	SINGLE FAMILY				
	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	192,336
FGR	460	55	2017	253	28,506
FOP	42	30	2017	13	1,465
FOP	108	30	2017	32	3,605
FUS	470	100	2017	470	52,957
STR	46	10	2017	5	564
TOTALS	2,833			2,480	279,435

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,480	116.1600	116.16	288,077	2017	2017	0	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2020 Heated Area: 2177 HX Base Yr 2020												



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,435
TOTAL MARKET OB/XF VALUE		5,182
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,617
SOH/AGL Deduction		122,241
ASSESSED VALUE		247,376
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,654
TOTAL JUST VALUE		369,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633374	CO ISSUED	0	05/30/2017
B1633374	NEW CONSTR	269,570	11/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/0060	6/09/2017	WD	Q	I	01	199,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BADAL LEANA M						
2071/0383	9/09/2016	WD	Q	V	05	121,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES		95239 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			546.00	SF	5.20	2017	2017	3	96	2,726
2	0810	CONCRETE A	0	100	0	0			57.00	SF	6.50	2017	2017	3	96	356
3	0855	CONC PAVER	0	100	0	0			210.00	SF	10.00	2024	2023	100		2,100

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

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\$ PTR=E15 FUS=[YR=2017] E14 S32 STR=[YR=2017] E3 S4 W10 N6 E3 S2 E4\$ W4 N2 W3 S6 W7 N36\$ W15\$.	

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							