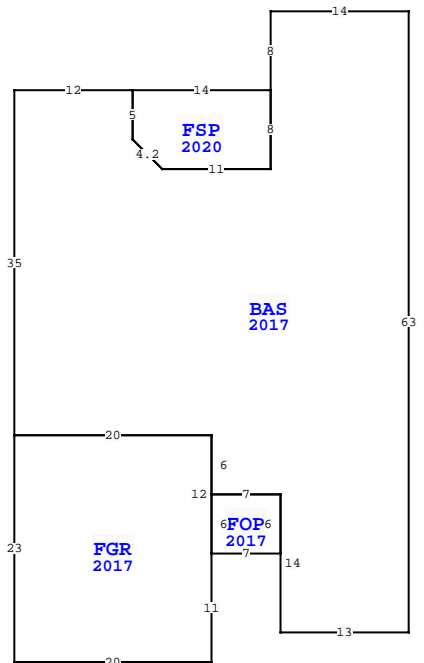




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
FSP	108	40	2020
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	2,016	118.1488	118.15	238,190	2017	2017	0	0	3.00	97.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1707 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		231,044	
TOTAL MARKET OB/XF VALUE		3,090	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		319,134	
SOH/AGL Deduction		41,802	
ASSESSED VALUE		277,332	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		277,332	
TOTAL JUST VALUE		319,134	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702065	CO ISSUED	0	09/29/2017
B1702065	NEW CONSTR	218,695	03/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/1437	10/15/2020	WD	Q	I	01	255,000
GRANTOR: MILES CATHY						
GRANTEE: MONNELL KIMBERLY A						
2149/1490	9/29/2017	WD	Q	I	01	174,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MILES CATHY						

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
1	0811	CONCRETE B	0	0	0	544.00	SF	5.20	5.20	100	2017	2017
2	0810	CONCRETE A	0	0	0	60.00	SF	6.50	6.50	100	2017	2017
TOTALS												

BLD DATE: 04/25/2025 MLU
XF DATE:
INC DATE:

BUILDING NOTES	
95215 SIENA CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2017] W14 S8 FSP=[YR=2020] 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												
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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								