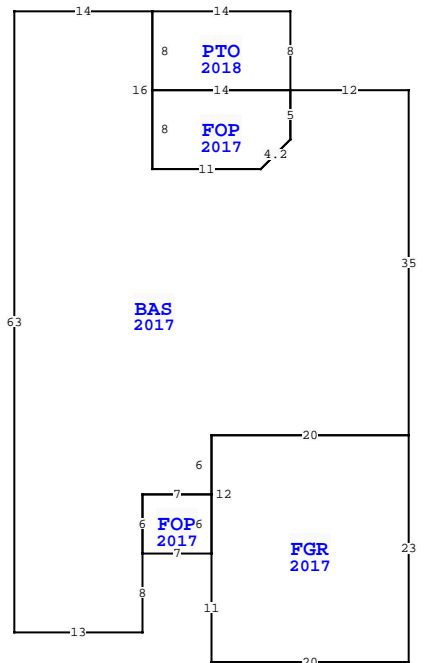


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,707	100	2017
FGR	460	55	2017
FOP	42	30	2017
FOP	108	30	2017
PTO	112	5	2018
TOTALS	2,429		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,011	117.5020	117.50	236,292	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 1707 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	229,203		
TOTAL MARKET OB/XF VALUE	4,492		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	318,695		
SOH/AGL Deduction	133,724		
ASSESSED VALUE	184,971		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	134,249		
TOTAL JUST VALUE	318,695		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	298,476		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801272	SCRN FOP	2,250	02/01/2018
C1702499	CO ISSUED	0	10/19/2017
B1702499	NEW CONSTR	218,695	03/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2153/1517	10/19/2017	WD	Q	I	02	182,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MURPHY DENNIS J & S						
2108/0324	3/21/2017	SW	Q	V	05	121,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES		95206 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	526.00	SF	5.20	5.20	100	2017	2017	3	96	2,626	
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	2017	2017	3	96	337	
3	0911	SCRN RM A	0	100	14	8	112.00	SF	17.50	17.50	100	2018	2018	3	78	1,529	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W12 PTO=[YR=2018] N8 W14 S8 E14\$ FOP=[YR=2017] W14 S8 E11 U3 R3 N5\$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.	

LAND DESCRIPTION		TOTAL OB/XF												4,492										
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							