

LOT 29  
IN OR 2114/746  
PT OR 2051/1487

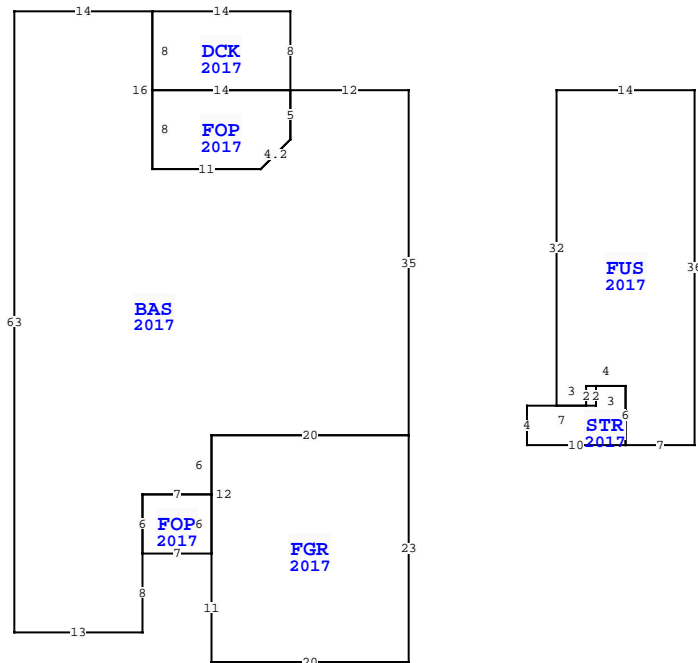
HYATT ANDREW & KENDELL MEREDITH  
95218 SIENA CT  
FERNANDINA BEACH, FL 32034

2025

40-2N-28-226V-0029-0000

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	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
DCK	112	10	2017
FGR	460	55	2017
FOP	42	30	2017
FOP	108	30	2017
FUS	468	100	2017
STR	46	10	2017
TOTALS	2,943		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,489	118.8000	118.80	295,693	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2021											
Heated Area: 2175											
HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,822
TOTAL MARKET OB/XF VALUE			3,351
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			375,173
SOH/AGL Deduction			122,081
ASSESSED VALUE			253,092
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			202,370
TOTAL JUST VALUE			375,173
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633248	NEW CONSTR	269,570	10/21/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2114/0746	4/11/2017	WD Q	Q	I	01	203,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HYATT ANDREW & KEND						
2051/1487	6/03/2016	SW Q	Q	V	05	162,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	480.00	SF	6.50	6.50	100	2017	2017	3	96	2,995	
2	0810	CONCRETE A	0	100	0	57.00	SF	6.50	6.50	100	2017	2017	3	96	356	

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

BUILDING DIMENSIONS
BAS=[YR=2017] W12 DCK=[YR=2017] N8 W14 S8 FOP=[YR=2017] S8 E11 U3 R3 N5 W14\$ E14\$ 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\$ PTR=E15 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W10 N4 E7 N2 E3 S6\$ N6 W4 S2 W3 N32\$ W15\$.

LAND DESCRIPTION										TOTAL OB/XF										3,351				
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							