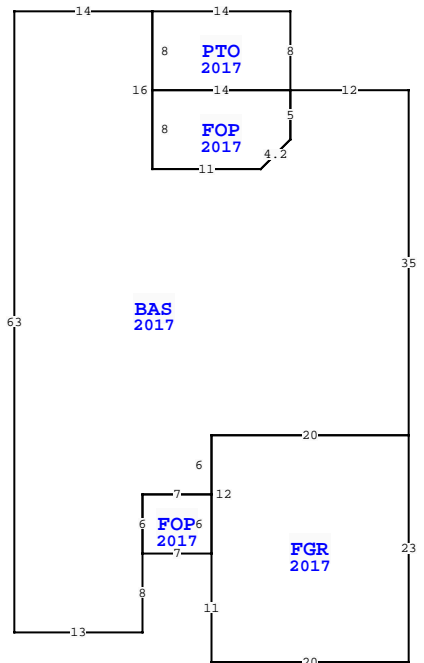


ELEMENT		CD	BUILDING CHARACTERISTICS	
CONSTRUCTION				
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	70	
Interior Floo	08	SHT VINYL	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
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	TOT ADJ AREA
BAS	1,707	100	2017	1,707
FGR	460	55	2017	253
FOP	42	30	2017	13
FOP	108	30	2017	32
PTO	112	5	2017	6
TOTALS	2,429			2,011

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		Heated Area: 1707					HX Base Yr 2018	



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		229,203
TOTAL MARKET OB/XF VALUE		4,641
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,844
SOH/AGL Deduction		133,749
ASSESSED VALUE		185,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,373
TOTAL JUST VALUE		318,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704214	SCRN ENCLSRE	2,300	11/01/2017
B1633249	CO ISSUED	0	04/05/2017
B1633249	NEW CONSTR	216,399	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0212	4/05/2017	WD	Q	I	02	173,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PITMAN ROBERT						
2051/1487	6/03/2016	SW	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	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	100	2017	2017	3	96	2,835	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2017	2017	3	96	356	
3	0911	SCRN RM A	0	100	0	0	112.00	SF	17.50	17.50	100	2017	2017	3	74	1,450	

TOTAL OB/XF										
95278 SIENA CT, FERNANDINA BEACH										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			04/25/2025			MLU				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W12 PTO=[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\$.									

LAND DESCRIPTION																								
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							