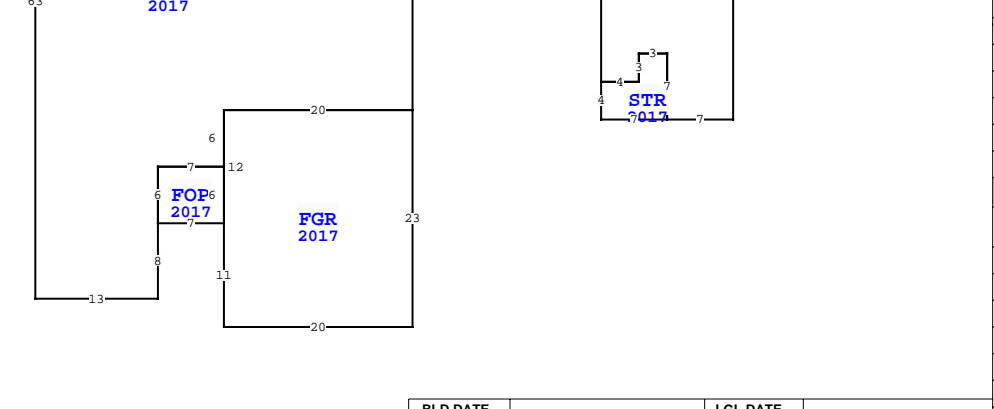


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,512	123.0240	123.02	309,026	2017	2017	0	0	0	3.00	97.00		
1 SINGLE FAM - 100% - 2018 Heated Area: 2202 HX Base Yr 2018														



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	SUBAREA MARKET VALUE
BAS	1,735	100	2017	1,735	207,037
FGR	460	55	2017	253	30,190
FOP	42	30	2017	13	1,551
FOP	112	30	2017	34	4,058
FUS	467	100	2017	467	55,727
PTO	112	5	2017	6	716
STR	37	10	2017	4	477
TOTALS	2,965			2,512	299,755

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			299,755
TOTAL MARKET OB/XF VALUE			3,775
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			388,530
SOH/AGL Deduction			178,800
ASSESSED VALUE			209,730
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			159,008
TOTAL JUST VALUE			388,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633043	NEW CONSTR	275,676	09/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2105/0081	2/22/2017	WD	Q	I	02	234,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BUSHEY AARON P & RA						
2065/0410	8/09/2016	SW	Q	V	05	121,500
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	17	3	SF	6.50	6.50	100	2017	2017	3	96	318	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2017	2017	3	96	3,457	

95284 SIENA CT, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/25/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2017] W12 PTO=[YR=2017] N8 W14 S8 E14\$ FOP=[YR=2017] W14 S8 E14 N8 \$ S8 W14 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$ PTR= E20 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W7 N4 E4 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W20\$.													

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							