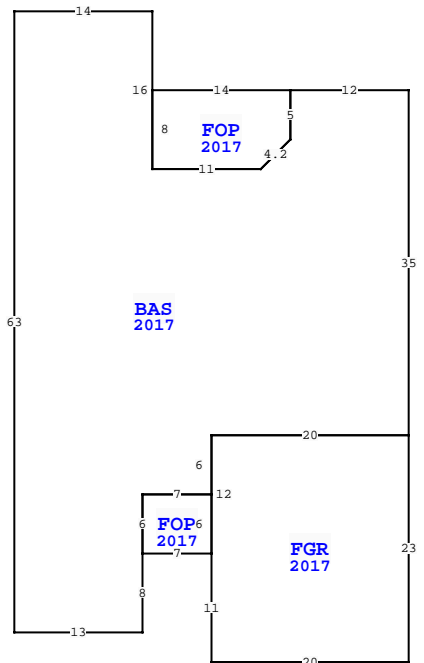




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
TOTALS	2,317		

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%	- 2021								
					Heated Area: 1707	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			228,520
TOTAL MARKET OB/XF VALUE			3,958
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			317,478
SOH/AGL Deduction			105,815
ASSESSED VALUE			211,663
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			160,941
TOTAL JUST VALUE			317,478
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702614	CO ISSUED	0	10/13/2017
B1702614	NEW CONSTR	218,695	03/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1796	5/26/2022	LE U	I	11		100
GRANTOR: BUTLER LAURIE M						
GRANTEE: SMITH MELINDA ANNE						
2341/0567	2/24/2020	WD Q	I	02		225,000
GRANTOR: MALUCCI KYLE & PAIGE						
GRANTEE: BUTLER LAURIE M						

EXTRA FEATURES		95290 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		5.20	5.20	100	2017	2017	3	96	3,584	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2017	2017	3	96	374	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W12 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										3,958												
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							