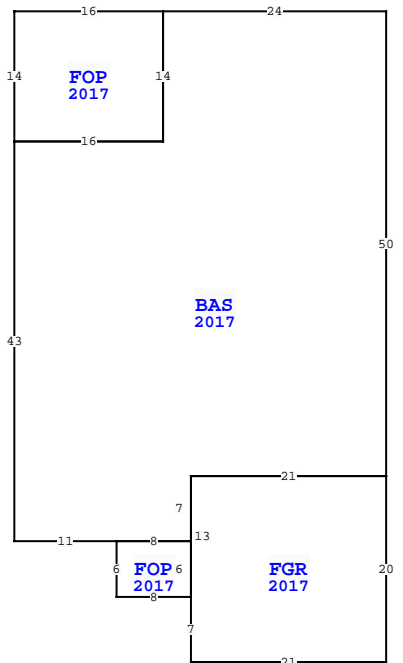


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,221	116.4240	116.42	258,569	2017	2017	0	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 1909 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	1,909	100	2017	1,909	215,579
FGR	420	55	2017	231	26,086
FOP	48	30	2017	14	1,581
FOP	224	30	2017	67	7,566
TOTALS	2,601			2,221	250,812

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	572.00	SF	5.20	5.20	100	2017	2017	3	96	2,855	
2	0810	CONCRETE A	0	100	15	45.00	SF	6.50	6.50	100	2017	2017	3	96	281	

TOTAL OB/XF												
95302 SIENA CT, FERNANDINA BEACH												
3,136												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF												
3,136												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		250,812	
TOTAL MARKET OB/XF VALUE		3,136	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		338,948	
SOH/AGL Deduction		145,647	
ASSESSED VALUE		193,301	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		142,579	
TOTAL JUST VALUE		338,948	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180004	CO ISSUED	0	01/02/2018
B1706209	NEW CONSTR	242,562	07/12/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1694	3/29/2023	QC	U	I	11	100

BUILDING NOTES						
GRANTOR: GASKINS ANGELA BIRDEA						
GRANTEE: GASKINDS PAUL M						
2168/1654	12/29/2017	WD	Q	I	02	189,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GASKINS ANGELA B &						

BUILDING DIMENSIONS						
BAS=[YR=2017] W24 FOP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.						