LOT 5
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

WILLIAMS ANTHONY
95338 SIENA CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-226V-0005-0000

BUILDING CHARACTERISTICS

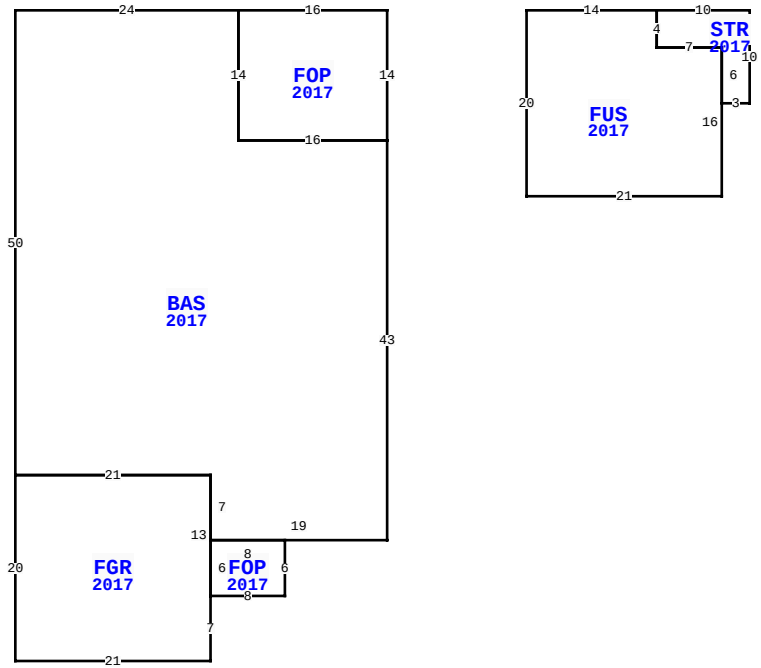
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	204,262
FGR	420	55	2017	231	24,717
FOP	48	30	2017	14	1,498
FOP	224	30	2017	67	7,169
FUS	392	100	2017	392	41,944
STR	58	10	2017	6	642
TOTALS	3,051			2,619	280,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,619	105.6000	110.88	290,395	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2026 Heated Area: 2301 HX Base Yr



95338 SIENA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,231
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		365,231
SOH/AGL Deduction		0
ASSESSED VALUE		365,231
TOTAL EXEMPTION VALUE	13	365,231
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		365,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701969	CO ISSUED	0	08/22/2017
B1701969	NEW CONSTR	286,053	03/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2729/506	7/22/2024	WD	Q	I	01	450,000
GRANTOR: ROBERTS WILLIAM & LAU						
GRANTEE: WILLIAMS ANTHONY						
2576/0127	7/06/2022	WD	Q	I	01	385,000
GRANTOR: FERTGUS JAMES R III &						
GRANTEE: ROBERTS WILLIAM & L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E15 FUS=[YR=2017] E14 STR=[YR=2017] E10 S10 W3 N6 W7 N4$ S4 E7 S16 W21 N20$ W15$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS