

DECHIARA FRANCES/DECHIARA CLARE
95341 SIENA CT
FERNANDINA BEACH, FL 32034

40-2N-28-226V-0007-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0331

HARDIE BRD 100
GABLE/HIP 100

Roof Cover

0303

COMP SHNGL 100

Interior Wall

0505

DRYWALL 100

Interior Floo

1414

CARPET 70

Interior Floo

0808

SHT VINYL 30

Air Condition

0303

CENTRAL 100

Heating Type

0404

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

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

TOTALS

2,317

2,005

217,010

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

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

BUILDING CHARACTERISTICS

CD

CONSTRUCTION

0100

01

2,005

106.8200

112.16

224,881

2017

2017

0

0

3.50

96.50

1 SINGLE FAM

100% - 2018

Heated Area: 1707

HX Base Yr 2018

14

16

8

14

12

5

4.2

11

63

20

6

7

12

23

20

11

8

13

FOP

2017

BAS

2017

FGR

2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/25/2025

MLU

95341 SIENA CT, FERNANDINA BEACH

0

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

217,010

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

302,010

SOH/AGL Deduction

113,406

ASSESSED VALUE

188,604

TOTAL EXEMPTION VALUE

HX HB DW SX

111,411

BASE TAXABLE VALUE

77,193

TOTAL JUST VALUE

302,010

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

316,991

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1701270

CO ISSUED

0

07/31/2017

B1701270

NEW CONSTR

218,695

02/17/2017

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2137/1866

7/28/2017

WD Q

I I

01

180,000

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:DECHIARA FRANCES &

2092/0163

12/27/2016

SW Q

Q V

05

283,500

GRANTOR:WOODBIDGE NASSAU LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] W14 S8 E11 R3 U3 N5\$ S5

L3 D3 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\$.