LOT 18
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

95251 SIENA LAND TRUST/DYNAMIC ELEVATIONS LLC TRUS
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121

2026

40-2N-28-226V-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

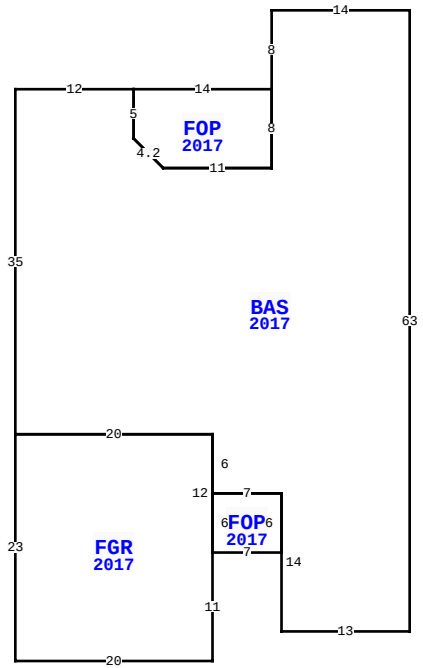
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,707	100	2017	1,707	185,777
FGR	460	55	2017	253	27,534
FOP	42	30	2017	13	1,415
FOP	108	30	2017	32	3,483
TOTALS	2,317			2,005	218,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,005	107.4080	112.78	226,124	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 0% - 2025 Heated Area: 1707 HX Base Yr



95251 SIENA CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	218,210
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	303,210
SOH/AGL Deduction	0
ASSESSED VALUE	303,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,210
TOTAL JUST VALUE	303,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1701210	CO ISSUED	0	10/25/2017
B1701210	D FINDERS	218,695	02/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/817	6/11/2024	WD	U	I	11	100
GRANTOR: KRASAVAGE BRIAN D & E						
GRANTEE: 95251 SIENA LAND TR						
2411/1153	11/24/2020	WD	Q	I	01	248,000
GRANTOR: RODEFFER KYLE D & REB						
GRANTEE: KRASAVAGE BRIAN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S8 FOP=[YR=2017] W14 S5 D3 R3 E11 N8$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11
FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$.

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

TOTAL OB/XF 0

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
1	000100	C	RES	0		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