LOT 19
IN OR 2140/1615
VILLAGES OF WOODBRIDGE PHASE 2

CANTINI SHAWN T & AMY K
95245 SIENA COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-226V-0019-0000

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	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	03	Quality Level 03

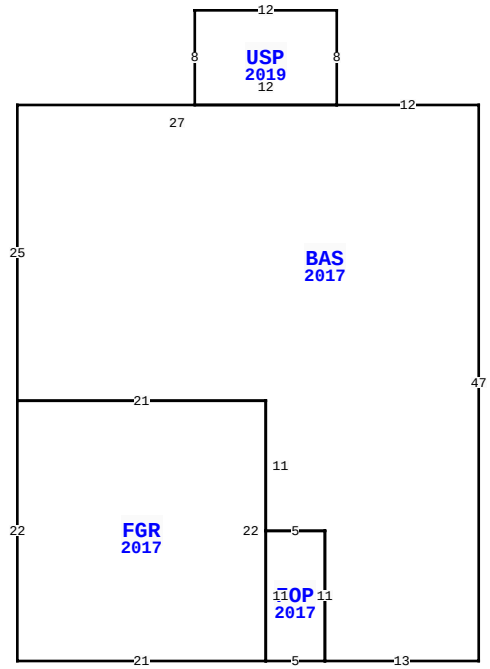
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	2017	1,316	152,329
FGR	462	55	2017	254	29,401
FOP	55	30	2017	16	1,852
USP	96	30	2019	29	3,357
TOTALS	1,929			1,615	186,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	114.2400	119.95	193,719	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 1316 HX Base Yr 2018



95245 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		186,939
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		271,939
SOH/AGL Deduction		136,494
ASSESSED VALUE		135,445
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,034
TOTAL JUST VALUE		271,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B190633	SCRN ENCLSR	8,132	08/01/2019
B1701085	CO ISSUED	0	07/28/2017
B1701085	D FINDERS	170,534	02/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/1615	7/26/2017	WD	Q	I	02	156,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CANTINI SHAWN T & A						
2092/0163	12/27/2016	SW	Q	V	05	283,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 USP=[YR=2019] N8 W12 S8 E12$ W27 S25
FGR=[YR=2017] S22 E21 FOP=[YR=2017] E5 N11 W5 S11$ N22W21$
E21 S11 E5 S11 E13 N47$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS