LOT 24
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

MONNELL KIMBERLY A & CRAIG D
42 HIGHWOOD CIR
MURRELLS INLET, SC 29576

2026

40-2N-28-226V-0024-0000

BUILDING CHARACTERISTICS

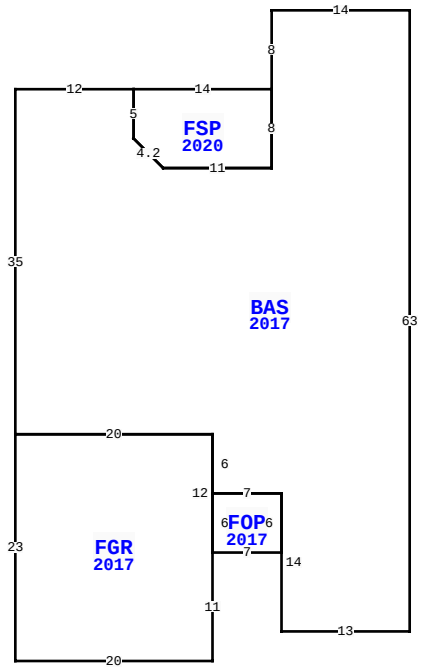
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
FSP	108	40	2020	43	4,680
TOTALS	2,317			2,016	219,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	107.4080	112.78	227,364	2017	2017	0	0	0	3.50	96.50

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



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

95215 SIENA CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,406
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	304,406
SOH/AGL Deduction	0
ASSESSED VALUE	304,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,406
TOTAL JUST VALUE	304,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702065	CO ISSUED	0	09/29/2017
B1702065	NEW CONSTR	218,695	03/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2400/1437	10/15/2020	WD	Q	I	01	255,000
GRANTOR: MILES CATHY						
GRANTEE: MONNELL KIMBERLY A						
2149/1490	9/29/2017	WD	Q	I	01	174,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MILES CATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S8 FSP=[YR=2020] 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	000134	C	RES POND	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