LOT 29
IN OR 2114/746
PT OR 2051/1487

HYATT ANDREW & KENDELL MEREDITH
95218 SIENA CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-226V-0029-0000

BUILDING CHARACTERISTICS

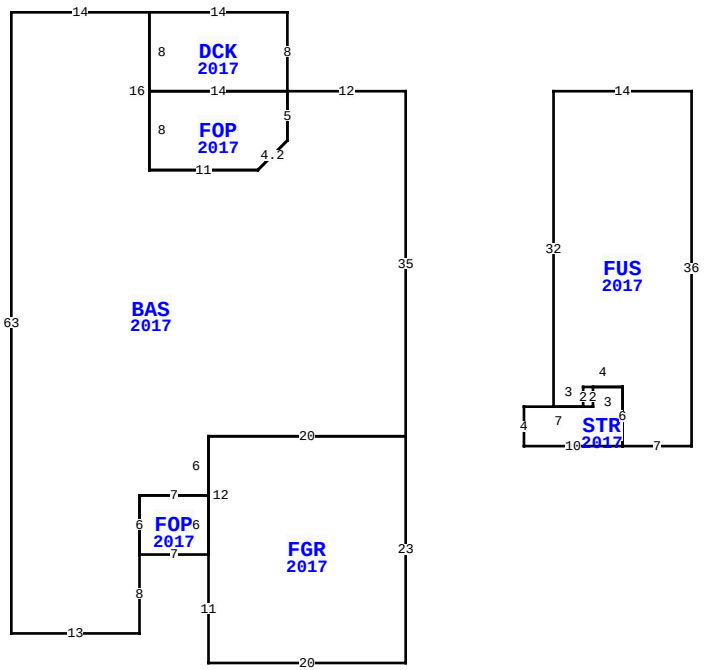
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,707	100	2017	1,707	186,799
DCK	112	10	2017	11	1,203
FGR	460	55	2017	253	27,686
FOP	42	30	2017	13	1,422
FOP	108	30	2017	32	3,502
FUS	468	100	2017	468	51,214
STR	46	10	2017	5	547
TOTALS	2,943			2,489	272,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,489	108.0000	113.40	282,253	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2021 Heated Area: 2175 HX Base Yr 2021



95218 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		272,374
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		357,374
SOH/AGL Deduction		97,449
ASSESSED VALUE		259,925
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,514
TOTAL JUST VALUE		357,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633248	NEW CONSTR	269,570	10/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2114/0746	4/11/2017	WD	Q	I	01	203,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HYATT ANDREW & KEND						
2051/1487	6/03/2016	SW	Q	V	05	162,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 DCK=[YR=2017] N8 W14 S8 FOP=[YR=2017] S8 E11 U3 R3 N5 W14$ E14$ S5 D3 L3 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$ PTR=E15 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W10 N4 E7 N2 E3 S6$ N6 W4 S2 W3 N32$ W15$.

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	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