LOT 31
VILLAGES OF WOODBRIDGE PHASE 2
PBK 8/152

WORKMAN ROBERT EDWARD/MILLER JENNIFER
95230 SIENA CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-226V-0031-0000

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	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

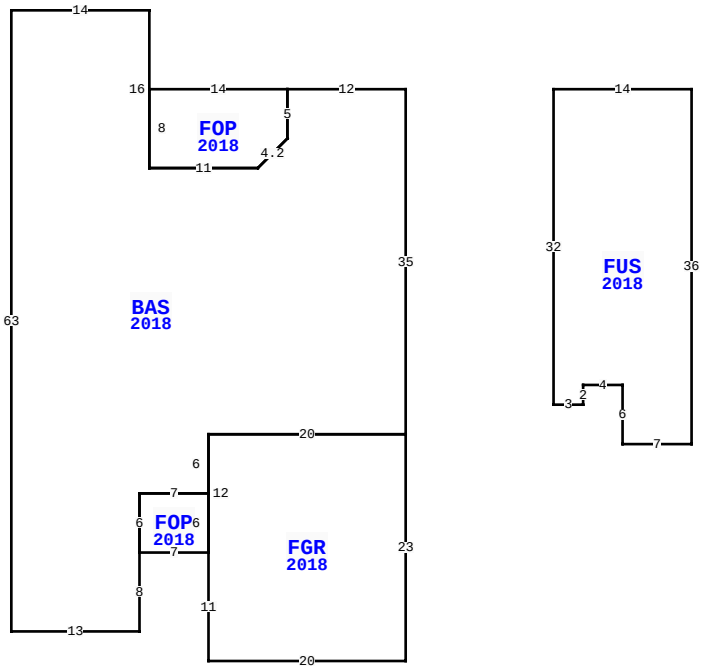
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	2018	1,707	178,593
FGR	460	55	2018	253	26,470
FOP	42	30	2018	13	1,360
FOP	108	30	2018	32	3,348
FUS	468	100	2018	468	48,964
TOTALS	2,785			2,473	258,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,473	102.7200	107.86	266,738	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 2175 HX Base Yr 2025



95230 SIENA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,736
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		343,736
SOH/AGL Deduction		0
ASSESSED VALUE		343,736
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,325
TOTAL JUST VALUE		343,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705910	CO ISSUED	0	01/23/2018
B1705910	NEW CONSTR	273,001	07/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/956	2/14/2024	WD	Q	I	01	440,000
GRANTOR: 95230 SIENA COURT LLC						
GRANTEE: WORKMAN ROBERT EDWA						
2551/1537	3/24/2022	WD	U	I	11	100
GRANTOR: BARUCH ALLAN & LUCIA						
GRANTEE: 95230 SIENA COURT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] W14 S8 E11 U3 R3 N5$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$ PTR=E15 FUS=[YR=2018] E14 S36 W7 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