LOT 39
IN OR 2114/212
VILLAGES OF WOODBRIDGE PHASE 2

PITMAN ROBERT
95278 SIENA CT
FERNANDINA BEACH, FL 32034

2026

40-2N-28-226V-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

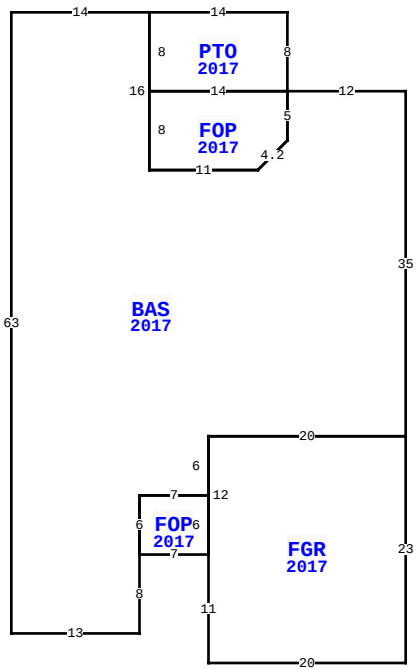
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,707	100	2017	1,707	184,756
FGR	460	55	2017	253	27,383
FOP	42	30	2017	13	1,407
FOP	108	30	2017	32	3,463
PTO	112	5	2017	6	649
TOTALS	2,429			2,011	217,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,011	106.8200	112.16	225,554	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 1707 HX Base Yr 2018



95278 SIENA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,660
TOTAL MARKET OB/XF VALUE		1,411
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		304,071
SOH/AGL Deduction		113,978
ASSESSED VALUE		190,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,682
TOTAL JUST VALUE		304,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704214	SCRN ENCLSRE	2,300	11/01/2017
B1633249	CO ISSUED	0	04/05/2017
B1633249	NEW CONSTR	216,399	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0212	4/05/2017	WD	Q	I	02	173,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PITMAN ROBERT						
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 PTO=[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$.

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
3	0911	SCRN RM A	0	100	0	0	112.00	SF	18.00	18.00	100	2017	2017	3	70	1,411	

LAND DESCRIPTION

TOTAL OB/XF 1,411

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 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