

LOT 17
IN OR 2235/453
WOODBRIER PHASE 2 PBK 8/287

GIACCO KENNETH &/BENSON DEBBIE
92005 WOODLAWN DRIVE
FERNANDINA BEACH, FL 32034

2023

40-2N-28-2501-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

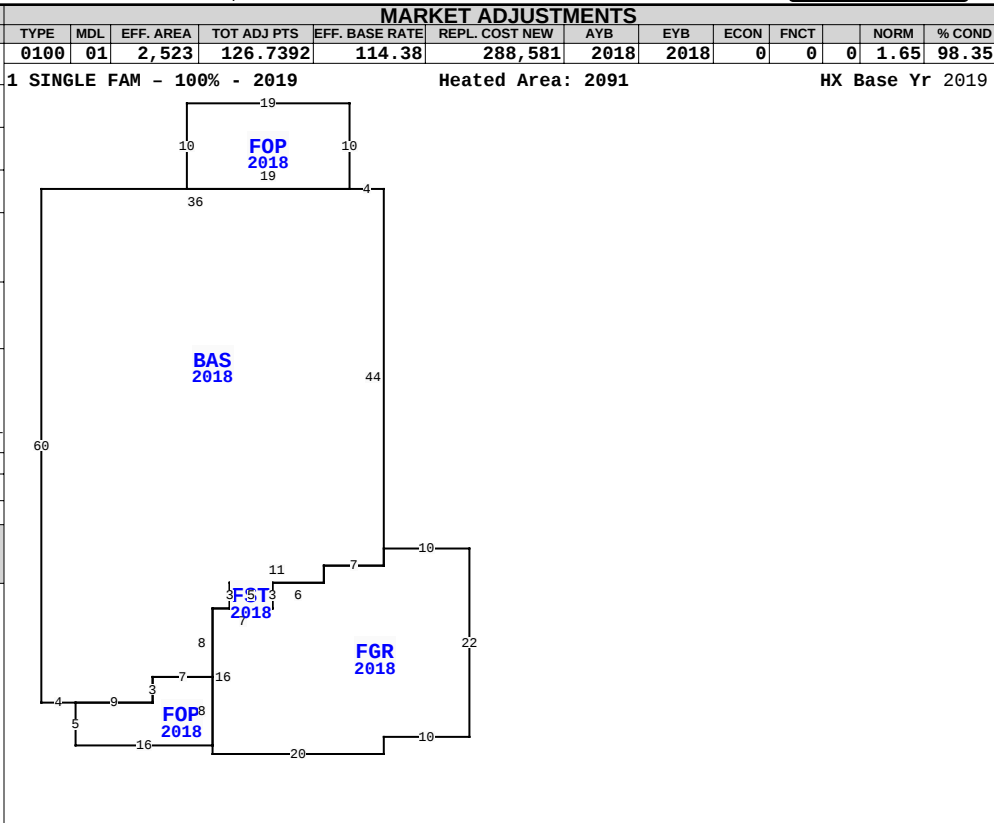
NEIGHBORHOOD/LOC	4035.0100
------------------	-----------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	235,223
FGR	613	55	337	37,910
FOP	101	30	30	3,374
FOP	190	30	57	6,412
FST	15	55	8	900

TOTALS	3,010		2,523	283,819
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	998.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	



92005 WOODLAWN DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/17/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
11,056											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		283,819	
TOTAL MARKET OB/XF VALUE		11,056	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		369,875	
SOH/AGL Deduction		132,205	
ASSESSED VALUE		237,670	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		187,670	
TOTAL JUST VALUE		369,875	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,787	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180550	CO ISSUED	0	09/13/2018
B1805550	NEW CONSTR	283,303	06/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2235/0453	11/02/2018	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: GIACCO KENNETH & DE					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2018] W4 FOP=[YR=2018] N10 W19 S10 E19\$ W36 S60 E4 FOP=[YR=2018] S5 E16 FGR=[YR=2018] S1 E20 N2 E10 N22 W10 S2 W7 S2 W6FST=[YR=2018] W5 S3 E5 N3 \$ S3 W7 S16\$ N8 W7 S3 W9\$ E9 N3 E7 N8 E2 N3 E11 N2 E7 N44\$.					