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

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

2024

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

BUILDING CHARACTERISTICS

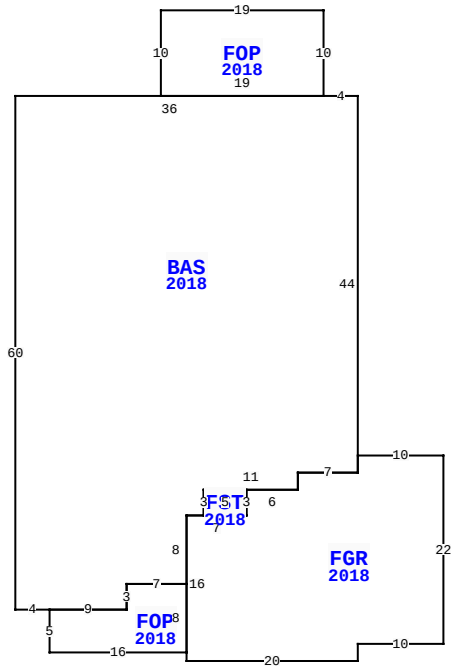
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	246,343
FGR	613	55	337	39,703
FOP	101	30	30	3,534
FOP	190	30	57	6,715
FST	15	55	8	942
TOTALS	3,010		2,523	297,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,523	126.7392	120.40	303,769	2018	2018	0	0	0	2.15	97.85

1 SINGLE FAM – 100% - 2019 Heated Area: 2091 HX Base Yr 2019



92005 WOODLAWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 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		297,238
TOTAL MARKET OB/XF VALUE		10,818
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		383,056
SOH/AGL Deduction		138,256
ASSESSED VALUE		244,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,800
TOTAL JUST VALUE		383,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,875

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	SALE PRICE
2235/0453	11/02/2018	WD	Q	I	02	275,900

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$.

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
1	0811	CONCRETE B	0	100	0	0	998.00	SF	5.20	5.20	100	2018	2018	3	97	5,034	
2	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2018	2018	3	87	5,220	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 10,818

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS