

WIGGINS ERICK D & CLAIRE A
95091 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0044-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		31	HARDIE BRD 80							0100	01	2,688	113.0976	118.75	319,200	2011	2011	0	0	6.60	93.40	VALUATION BY					STANDARD												
Exterior Wall		16	WD FR STUC 20							1 SINGLE FAM 100% - 2020										Heated Area: 2288										HX Base Yr 2020									
Roof Structur		03	GABLE/HIP 100																																				