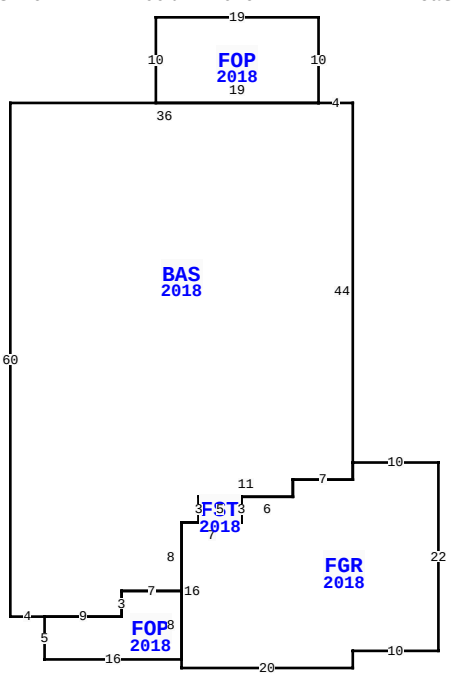


GIACCO KENNETH &/BENSON DEBBIE
92005 WOODLAWN DRIVE
FERNANDINA BEACH, FL 32034

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	31	HARDIE BRD 70								0100	01	2,523	115.7184	121.50	306,544	2018	2018	0	0	3.15	96.85	VALUATION BY																									
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM 100% - 2019										Heated Area: 2091										HX Base Yr 2019										STANDARD							
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		04	Quality Level 04																																												
DOR CODE		0100	SINGLE FAMILY																																												
MAP NUM			MKT AREA					04																																							
NEIGHBORHOOD/LOC		4035.0100																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	2,091	100	2018	2,091	246,054																																										
FGR	613	55	2018	337	39,656																																										
FOP	101	30	2018	30	3,530																																										
FOP	190	30	2018	57	6,708																																										
FST	15	55	2018	8	941																																										
TOTALS		3,010			2,523	296,888																																									
EXTRA FEATURES										92005 WOODLAWN DR, FERNANDINA BEACH																																					
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																															