

**ZAWACKI CHESTER S & LYNN M**  
96161 PARK PLACE  
FERNANDINA BEACH, FL 32034

**46-3N-28-5065-0021-0000**

| BUILDING CHARACTERISTICS |  |    |  |                |  |      |  |          |  | MARKET ADJUSTMENTS |  |             |  |                |  |                   |  |      |  | NASSAU COUNTY PROPERTY |  |         |  |      |  |       |  |              |  | PAGE 1 of 1               |  |  |           |  |              |  |  |  |  |
|--------------------------|--|----|--|----------------|--|------|--|----------|--|--------------------|--|-------------|--|----------------|--|-------------------|--|------|--|------------------------|--|---------|--|------|--|-------|--|--------------|--|---------------------------|--|--|-----------|--|--------------|--|--|--|--|
| 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            |  | 16 |  | WD FR STUC 100 |  | 0500 |  | 01       |  | 2,917              |  | 117.9465    |  | 195.79         |  | 571,119           |  | 2003 |  | 2003                   |  | 0       |  | 0    |  | 11.00 |  | 89.00        |  | VALUATION BY              |  |  |           |  | STANDARD     |  |  |  |  |
| Roof Structur            |  | 08 |  | IRREGULAR 100  |  | 1    |  | SFR CUST |  | 100%               |  | - 2022      |  |                |  | Heated Area: 2419 |  |      |  | HX                     |  | Base Yr |  | 2022 |  |       |  | Tax Group: 4 |  |                           |  |  | Tax Dist: |  |              |  |  |  |  |
| Roof Cover               |  | 13 |  | STAND SEAM 100 |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | BUILDING MARKET VALUE     |  |  |           |  | 508,296      |  |  |  |  |
| Interior Wall            |  | 05 |  | DRYWALL 100    |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | TOTAL MARKET OB/XF VALUE  |  |  |           |  | 3,386        |  |  |  |  |
| Interior Floo            |  | 12 |  | HARDWOOD 50    |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | TOTAL LAND VALUE - MARKET |  |  |           |  | 330,000      |  |  |  |  |
| Interior Floo            |  | 14 |  | CARPET 50      |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | TOTAL MARKET VALUE        |  |  |           |  | 841,682      |  |  |  |  |
| Air Condition            |  | 03 |  | CENTRAL 100    |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | SOH/AGL Deduction         |  |  |           |  | 204,866      |  |  |  |  |
| Heating Type             |  | 04 |  | AIR DUCTED 100 |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | ASSESSED VALUE            |  |  |           |  | 636,816      |  |  |  |  |
| Bedrooms                 |  |    |  | 3 100          |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | TOTAL EXEMPTION VALUE     |  |  |           |  | HX HB 51,411 |  |  |  |  |
| Bathrooms                |  |    |  | 2 100          |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | BASE TAXABLE VALUE        |  |  |           |  | 585,405      |  |  |  |  |
| Frame                    |  | 02 |  | WOOD FRAME 100 |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | TOTAL JUST VALUE          |  |  |           |  | 841,682      |  |  |  |  |
| Stories                  |  | 1. |  | 1. 100         |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | NCON VALUE                |  |  |           |  | 0            |  |  |  |  |
| Units                    |  | 00 |  | 0 100          |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | INCOME VALUE              |  |  |           |  |              |  |  |  |  |
| Occupancy                |  | 00 |  | NONE 100       |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  | PREVIOUS YEAR MKT VALUE   |  |  |           |  | 799,327      |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
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|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |
|                          |  |    |  |                |  |      |  |          |  |                    |  |             |  |                |  |                   |  |      |  |                        |  |         |  |      |  |       |  |              |  |                           |  |  |           |  |              |  |  |  |  |