LOT 34
IN OR 890/1811
R278105 & R278106

WILDER RONALD B & SANDRA K
95147 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

05-2N-27-4292-0034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

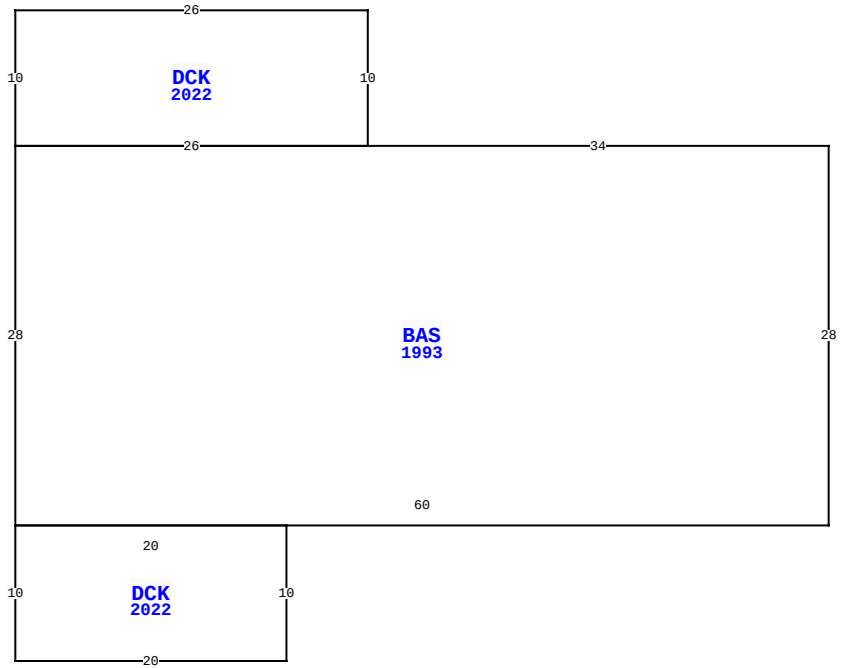
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	40,622
DCK	200	15	30	725
DCK	260	15	39	943
TOTALS	2,140		1,749	42,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,749	124.0000	80.60	140,969	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1680 HX Base Yr



76369 DOVE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	42,291
TOTAL MARKET OB/XF VALUE	2,170
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	124,461
SOH/AGL Deduction	54,966
ASSESSED VALUE	69,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,495
TOTAL JUST VALUE	124,461
NCON VALUE	1,668
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0890/1811	6/14/1999	QC	U	I	07	100
GRANTOR: BROWN DONALD G JR & J						
GRANTEE: WILDER RONALD B & S						
0887/0054	6/14/1999	QC	U	I	05	15,000
GRANTOR: BROWN DONALD G JR &						
GRANTEE: WILDER RONALD & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 DCK=[YR=2022] N10 W26 S10 E26$ W26 S28
DCK=[YR=2022] S10 E20 N10 W20$ E60 N28 $.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 09/21/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS