IN OR 2642/1677
ESMT OR 534/631
EX R/W IN OR 672/447

WILDER JO ANN ET AL/HULS MICHAEL
95020 MEG LANE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

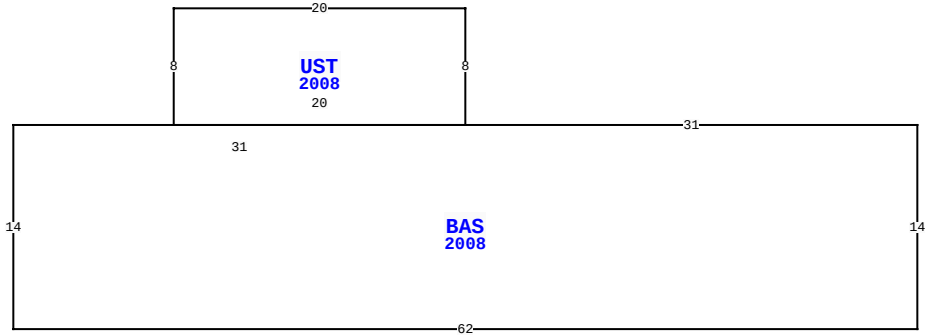
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	868	16,723
UST	160	55	88	1,695
TOTALS	1,028		956	18,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	956	98.8000	64.22	61,394	1984	1984	0	0	0	70.00	30.00

1 MH 93NO RP – 0% - 0 Heated Area: 868 HX Base Yr



95020 MEG LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,353
TOTAL MARKET OB/XF VALUE	14,753
TOTAL LAND VALUE - MARKET	312,375
TOTAL MARKET VALUE	373,481
SOH/AGL Deduction	146,248
ASSESSED VALUE	227,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,233
TOTAL JUST VALUE	373,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5123	CO ISSUED	0	10/29/2008
P13453	OTHER	0	09/01/2008
E21147	ELEC OTHER	0	08/01/2008
M14086	MECH OTHER	0	08/01/2008
B21435	DEMOLITION OF MH	2,000	05/01/2008
9233	MH MOVE-ON	3,000	03/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2642/1677	5/23/2023	QC	U	I	11	100
GRANTOR: WILDER JOANNE						
GRANTEE: WILDER JO ANN ET AL						
0278/0062	10/01/1978	FS	U	V		100
GRANTOR:						
GRANTEE:						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
3	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1985	1985	3	20	96	
4	0751	UOP	0	0	0	0	218.00	SF	10.00	10.00	100	2010	2010	3	64	1,395	
5	0751	UOP	0	0	7	8	56.00	SF	10.00	10.00	100	2012	2012	3	71	398	
6	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2012	2012	3	60	384	
7	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2012	2012	3	60	480	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W31 UST=[YR=2008] N8 W20 S8 E20 $ W31 S14 E62 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 14,753

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	4.90	AC		1.00	1.00	0.85	75,000.00	63,750.00	312,375							

REVIEW DATE 03/09/2022 BY KWA Total Acres: 4.90 Total Land Value: 312,375 Market: 0 Agricultural: 0 Common: 312,375 PRINTED 08/02/2023 BY SYS

IN OR 2642/1677
ESMT OR 534/631
EX R/W IN OR 672/447

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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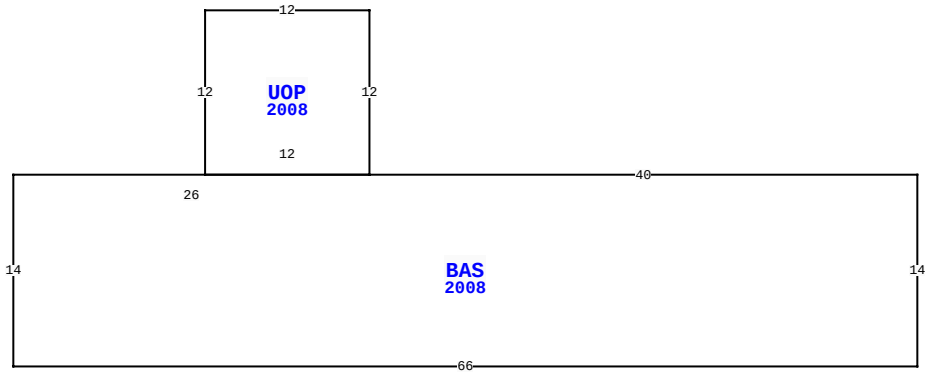
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	14,384
UOP	144	25	36	561
TOTALS	1,068		960	14,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0830	02	960	95.8000	62.27	59,779	1986	1986	0	0	5	70.00	25.00

2 MH 93NO RP – 0% - 0 Heated Area: 924 HX Base Yr



95020 MEG LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,233
TOTAL JUST VALUE	373,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8036	MH MOVE-ON	19,000	01/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2642/1677	5/23/2023	QC	U	I	11	100
GRANTOR: WILDER JOANNE						
GRANTEE: WILDER JO ANN ET AL						
0278/0062	10/01/1978	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 UOP=[YR=2008] N12 W12 S12 E12 $ W26 S14 E66 N14 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/09/2022 BY KWA Total Acres: 4.90 Total Land Value: 312,375 Market: 0 Agricultural: 0 Common: 312,375 PRINTED 08/02/2023 BY SYS

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ESMT OR 534/631
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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

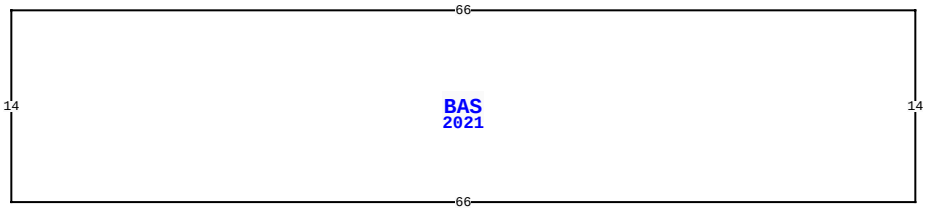
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	12,990
TOTALS	924		924	12,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	924	72.1000	46.86	43,299	1985	1985	0	0	0	70.00	30.00

3 MH 93NO RP – 0% - 0 Heated Area: 924 HX Base Yr



95020 MEG LN, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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TOTAL JUST VALUE	373,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: WILDER JOANNE						
GRANTEE: WILDER JO ANN ET AL						
0278/0062	10/01/1978	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W66 S14 E66 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/09/2022 BY KWA Total Acres: 4.90 Total Land Value: 312,375 Market: 0 Agricultural: 0 Common: 312,375 PRINTED 08/02/2023 BY SYS