BLOCK 1 LOT 1
IN OR 933/1079
ROSEWOOD MEADOWS #1 PB 5/314

DARBY MICHAEL & JACKIE
2058 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1875-0001-0010

BUILDING CHARACTERISTICS

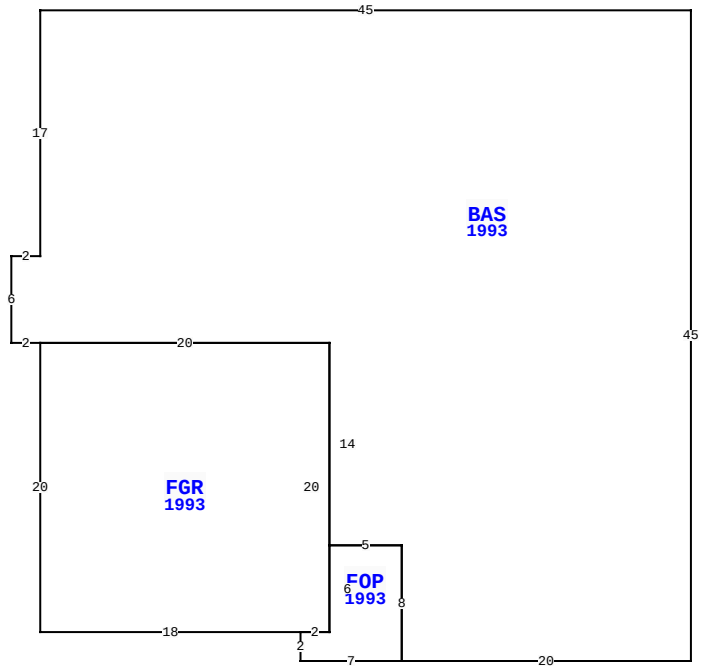
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1,557	167,121
FGR	400	55	220	23,614
FOP	44	30	13	1,396
TOTALS	2,001		1,790	192,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,790	101.9350	121.05	216,680	1993	2000	0	0	0	11.33	88.67

1 SNGL FAM – 0% - 0 Heated Area: 1557 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 05/26/2023 MLU
INC DATE			AG DATE

95223 WILDWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	192,130
TOTAL MARKET OB/XF VALUE	8,081
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	285,211
SOH/AGL Deduction	101,534
ASSESSED VALUE	183,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,677
TOTAL JUST VALUE	285,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1811370	REPAIR/RRF	7,750	11/14/2018
8709	NEW CONSTR	66,340	02/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0933/1079	5/24/2000	WD	U	I	05	86,900
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: DARBY MICHAEL & JAC						
0910/0354	12/03/1999	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S17 W2 S6 E2 FGR=[YR=1993] S20 E18 FOP=[YR=1993] S2 E7 N8 W5 S6 W2$E2 N20 W20$ E20 S14 E5 S8 E20 N45$.

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	0811	CONCRETE B	0	0	0	0	1,533.00	SF	5.20	5.20	100	1993	1993	3	68	5,421	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 8,081

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	000100	C	SFR	0	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/29/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS