BLOCK 1 LOT 7
IN OR 825 PG 1251
ROSEWOOD MEADOWS #1 PB 5/314

KENDRICK LARRY D & PEGGY H
3630 FIRST AVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1875-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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

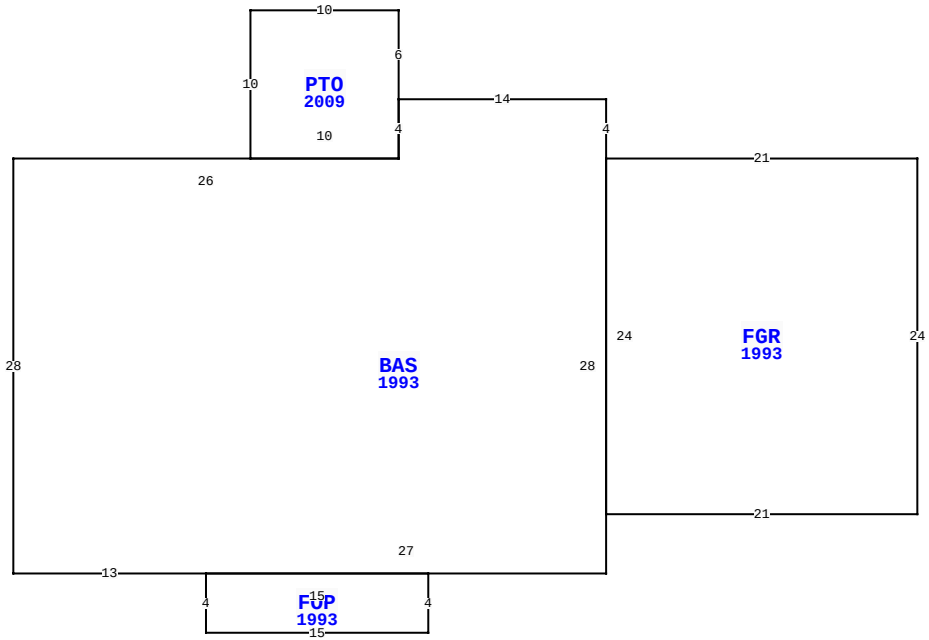
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	134,062
FGR	504	55	277	31,578
FOP	60	30	18	2,052
PTO	100	5	5	570
TOTALS	1,840		1,476	168,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,476	107.5590	127.73	188,529	1992	2000	0	0	0	10.75	89.25

1 SNGL FAM – 0% - 0 Heated Area: 1176 HX Base Yr



95107 WILDWOOD CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	168,262
TOTAL MARKET OB/XF VALUE	4,446
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	257,708
SOH/AGL Deduction	98,619
ASSESSED VALUE	159,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,089
TOTAL JUST VALUE	257,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8245	NEW CONSTR	50,902	07/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0825/1251	3/10/1998	WD	U	I	05	72,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: KENDRICK LARRY & PE						
0811/0665	10/27/1997	CT	U	I	14	60,600
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W21 BAS=[YR=1993] N4 W14 PTO=[YR=2009] N6 W10 S10 E10 N4 $ S4 W26 S28 E13 FOP=[YR=1993] S4 E15 N4 W15$ E27 N28$ S24 E21 N24$.

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	0812	CONCRETE C	0	0	0	0	1,684.00	SF	4.00	4.00	100	1992	1992	3	66	4,446	

LAND DESCRIPTION

TOTAL OB/XF 4,446

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