

BLOCK 1 LOT 8
IN OR 877/953
ROSEWOOD MEADOWS #1 PB 5/314

FOWLER ERA LANELL
95095 WILDWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1875-0001-0080



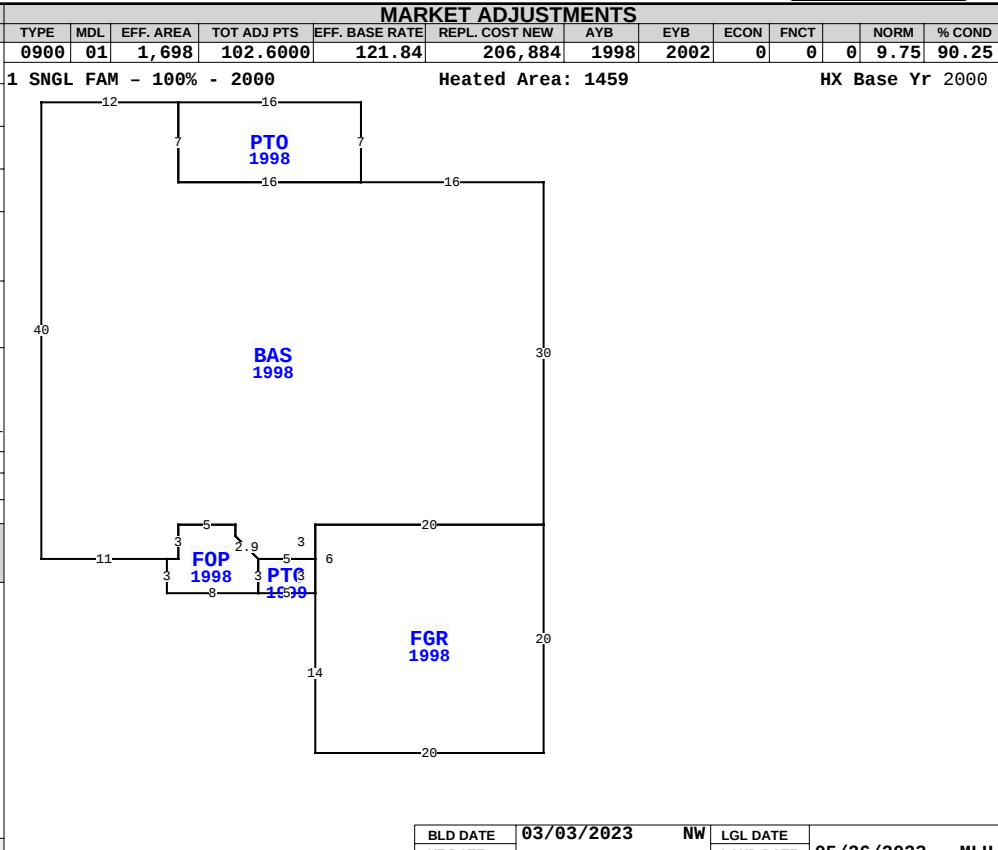
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,459	100	1,459	160,433
FGR	400	55	220	24,192
FOP	41	30	12	1,319
PTO	112	5	6	660
PTO	15	5	1	110
TOTALS	2,027		1,698	186,713

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
1	0810	CONCRETE A	0 100	29	3	87.00	SF	6.50	6.50	100	1998	1998	3	77	435	
2	0810	CONCRETE A	0 100	16	79	1,264.00	SF	6.50	6.50	100	1998	1998	3	77	6,326	

LAND DESCRIPTION			TOTAL OB/XF 6,761													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00



95095 WILDWOOD CIR, FERNANDINA BEACH				XF DATE						LAND DATE		05/26/2023	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
87.00	SF	6.50	6.50	100	1998	1998	3	77	435				
1,264.00	SF	6.50	6.50	100	1998	1998	3	77	6,326				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				186,713	
TOTAL MARKET OB/XF VALUE				6,761	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				278,474	
SOH/AGL Deduction				164,548	
ASSESSED VALUE				113,926	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				63,926	
TOTAL JUST VALUE				278,474	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				195,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905523	REPAIR/RRF	1,500	05/28/2019
B1701416	REPAIR/RRF	6,000	02/22/2017
984594	NEW CONSTR	0	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0877/0953	4/06/1999	WD	Q	I	
GRANTOR: GRIFFIS LOUISE ET AL					98,500
GRANTEE: FOWLER ERA LANELL					

BUILDING NOTES					
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BUILDING DIMENSIONS
BAS=[YR=1998] W16 PTO=[YR=1998] N7 W16 S7 E16 \$ W16 N7 W12 S40 E11 FOP=[YR=1998] S3 E8 PTO=[YR=1999] E5 FGR=[YR=1998] S14 E20 N20 W20 S6\$ N3 W5 S3\$ N3 U2 L2 N1 W5 S3 W1\$ E1 N3 E5 S1 D2 R2 E5 N3 E20 N30\$.