

**HARRIS JOHN D & FELICIA LYNN**  
95089 WILDWOOD CIRCLE  
FERNANDINA BEACH, FL 32034

**31-2N-28-1875-0001-0090**



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 70

Exterior Wall16WD FR STUC 30

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100  
1. 1. 100  
0 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4007.00

TOTALS1,9081,592184,836

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0900011,592

TOT ADJ PTS108.4311

EFF. BASE RATE128.76

REPL. COST NEW204,986

AYB1997

EYB2002

ECON0

FNCT0

NORM9.83

% COND90.17

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

VALUATION SUMMARY

Tax Dist:

STANDARD

184,836

4,050

85,000

273,886

162,288

111,598

50,000

61,598

273,886

0

193,151

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R1908676

REPAIR/RRF

16,400

08/14/2019

M1623609

H/AC

0

09/30/2016

9603522

NEW CONSTR

100,000

01/01/1997

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2121/1558

5/15/2017

QC

U

I

11

51,100

GRANTOR:HARRIS JOHN D

GRANTEE:HARRIS JOHN D & FEL

1889/1655

10/08/2013

WD

U

I

11

100

GRANTOR:HARRIS KAREN L

GRANTEE:HARRIS JOHN D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 USP=[YR=2011] N10 W12 S10 E12\$ W27 S30  
FGR=[YR=1997] W4 S24 E14 N2 E6 N22 W16\$ E26 FOP=[YR=1997] E6  
N5 W6 S5\$ N5 E6 S5 E12 N30\$.

1 SNGL FAM - 100% - 2003

Heated Area: 1290

HX Base Yr 2003

USP 2011

BAS 1997

FOP 1997

FGR 1997

BLD DATE

XF DATE

INC DATE

03/03/2023

NW

LGL DATE

LAND DATE

AG DATE

05/26/2023

MLU

EXTRA FEATURES

95089 WILDWOOD CIR, FERNANDINA BEACH

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 0812 CONCRETE C 0 100 0 0 1,350.00 SF 4.00 4.00 100 1997 1997 3 75 4,050

LAND DESCRIPTION

TOTAL OB/XF

4,050

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

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 85,000

REVIEW DATE

07/30/2020

BY

KWA

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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