



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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

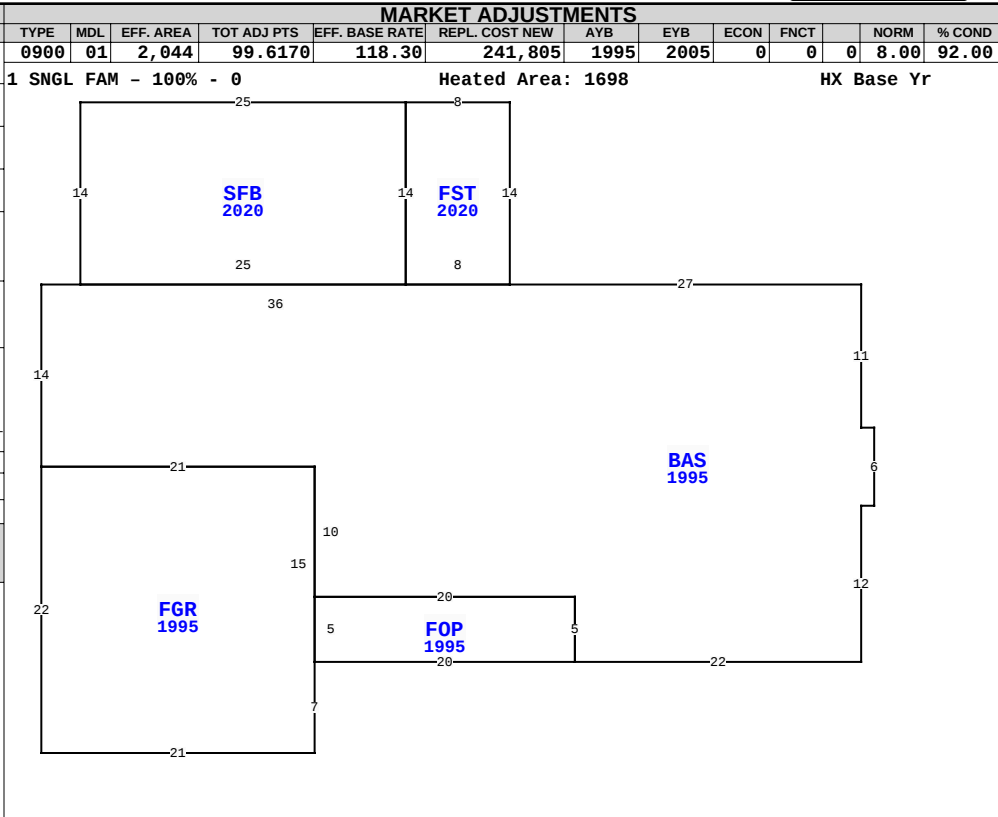
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	1,418	154,329
FGR	462	55	254	27,644
FOP	100	30	30	3,265
FST	112	55	62	6,748
SFB	350	80	280	30,474

TOTALS	2,442		2,044	222,461
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,560.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	22.50	22.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	



95081 WILDWOOD CIR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE 05/26/2023 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
5,659											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		222,461	
TOTAL MARKET OB/XF VALUE		5,659	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		313,120	
SOH/AGL Deduction		14,610	
ASSESSED VALUE		298,510	
TOTAL EXEMPTION VALUE		06	298,510
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		313,120	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,372	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1808378	REPAIR/RRF	13,668	08/16/2018
984734	ADDITION	19,404	05/01/1998
95-01766	NEW CONSTR	70,000	03/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2418/0703	12/18/2020	WD	Q	I	02	220,000	
GRANTOR: KNIGHT FRANCES							
GRANTEE: FIELDS ADAM C & ABI							
0733/1907	7/14/1995	WD	Q	I		80,500	
GRANTOR: WILLIAMS LOUISE							
GRANTEE: KNIGHT DANNIS W & F							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W1 N11 W27 FST=[YR=2020] N14 W8 SFB=[YR=2020] W25 S14 E25 N14 \$ S14 E8 \$ W36 S14 FGR=[YR=1995] S22 E21 N7 FOP=[YR=1995] E20 N5 W20 S5 \$ N15 W21 \$ E21 S10 E20 S5 E22 N12 E1 N6 \$.											