

BLOCK 2 LOT 1
IN OR 2076/1539
ROSEWOOD MEADOWS #1 PB 5/314

WALKER CLARENCE C III
PO BOX 6145
FERNANDINA BEACH, FL 32035-6145

2023

31-2N-28-1875-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
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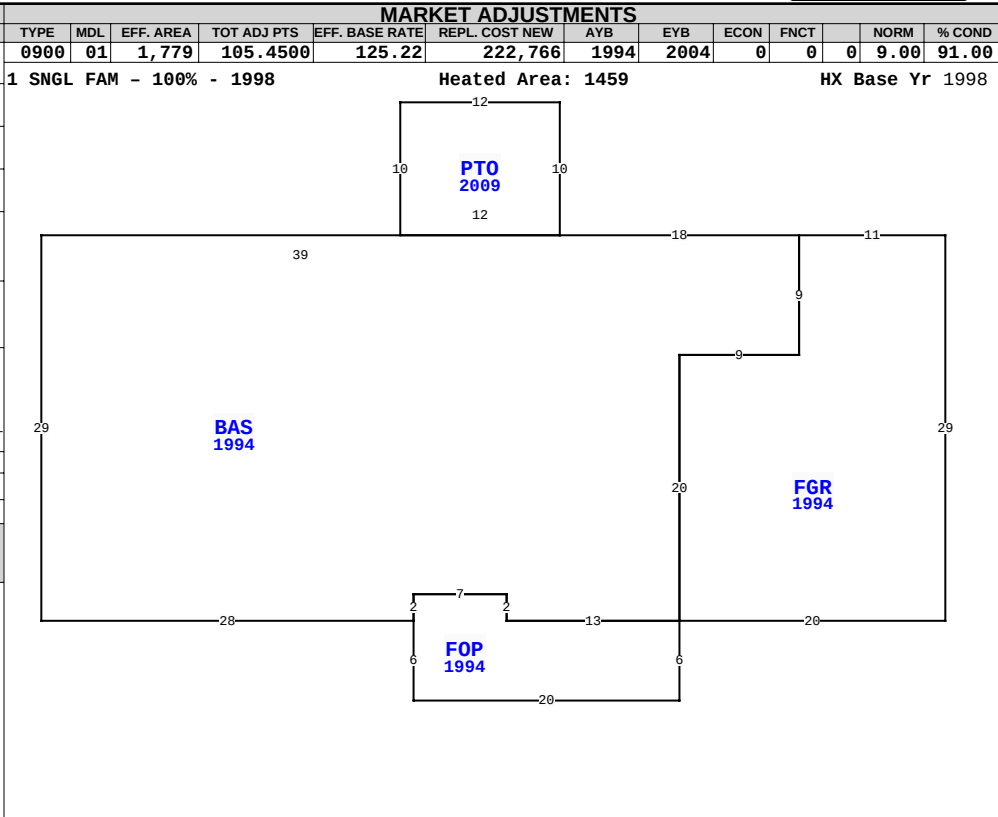
NEIGHBORHOOD/LOC	4007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100	1,459	166,253
FGR	499	55	274	31,222
FOP	134	30	40	4,558
PTO	120	5	6	683

TOTALS	2,212		1,779	202,717
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0812	CONCRETE C	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0006



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

95066 WILDWOOD CIR, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						202,717					
TOTAL MARKET OB/XF VALUE						6,752					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						294,469					
SOH/AGL Deduction						176,462					
ASSESSED VALUE						118,007					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						68,007					
TOTAL JUST VALUE						294,469					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						207,132					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909183	REPAIR/RRF	10,596	08/26/2019
94-00824	NEW CONSTR	66,260	03/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2076/1539	10/04/2016	QC	U	I	11	100			
GRANTOR: WALKER CLARENCE C III									
GRANTEE: WALKER CLARENCE C I									
0763/1505	6/25/1996	WD	Q	I		89,500			
GRANTOR: GRIFFIS DWIGHT & RICH									
GRANTEE: WALKER CLARENCE C I									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1994] W11 BAS=[YR=1994] W18 PTO=[YR=2009] N10 W12 S10 E12 \$ W39 S29 E28 FOP=[YR=1994] S6 E20 N6 W13 N2 W7 S2\$ N2 E7 S2 E13 N20 E9 N9\$S9 W9 S20 E20 N29\$.											