BLOCK 2 LOT 2
IN OR 677 PG 843
ROSEWOOD MEADOWS #1 PB 5/314

BUNK DAVID W & MARY E
95142 WILDWOOD CIR
FERNANDINA BEACH, FL 32034-7284

2023

31-2N-28-1875-0002-0020

BUILDING CHARACTERISTICS

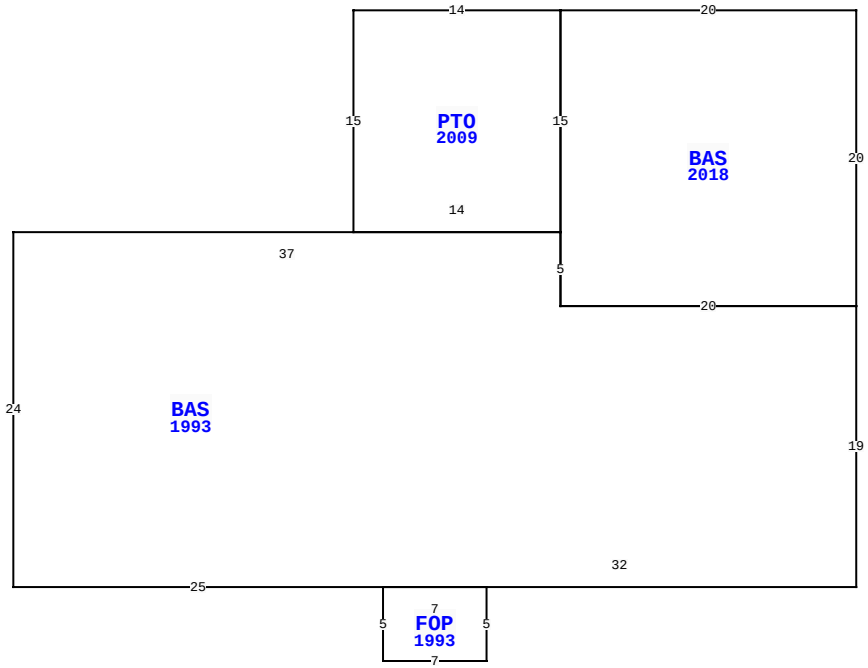
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,268	100	1,268	147,905
BAS	400	100	400	46,658
FOP	35	30	10	1,167
PTO	210	5	10	1,167
TOTALS	1,913		1,688	196,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,688	107.3500	127.48	215,186	1992	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2009 Heated Area: 1668 HX Base Yr 2009



95142 WILDWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,895
TOTAL MARKET OB/XF VALUE		18,463
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		300,358
SOH/AGL Deduction		178,027
ASSESSED VALUE		122,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,331
TOTAL JUST VALUE		300,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1907896	REPAIR/RRF	4,500	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0843	3/24/1993	WD	Q	V		16,200

GRANTOR: WILLIAMS LOUISE ETAL

GRANTEE: BUNK DAVID & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20PTO=[YR=2009] W14 S15 E14 N15 $ S15
BAS=[YR=1993] W37 S24 E25 FOP=[YR=1993] S5 E7 N5 W7 $ E32 N19 W20 N5 $ S5 E20 N20 $.

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	100	0	0	2,112.00	SF	4.00	4.00	100	1991	1991	3	64	5,407	
2	0511	GARAGE CB-	0	100	24	20	480.00	SF	40.00	40.00	100	1993	1993	3	68	13,056	

LAND DESCRIPTION

TOTAL OB/XF 18,463

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	100	0003	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 PRINTED 08/02/2023 BY SYS