BLOCK 2 LOT 5
ROSEWOOD MEADOWS #1 PB 5/314

WISEMAN VESTEL S & NICHOLE L
95026 WILDWOOD CIR
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1875-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

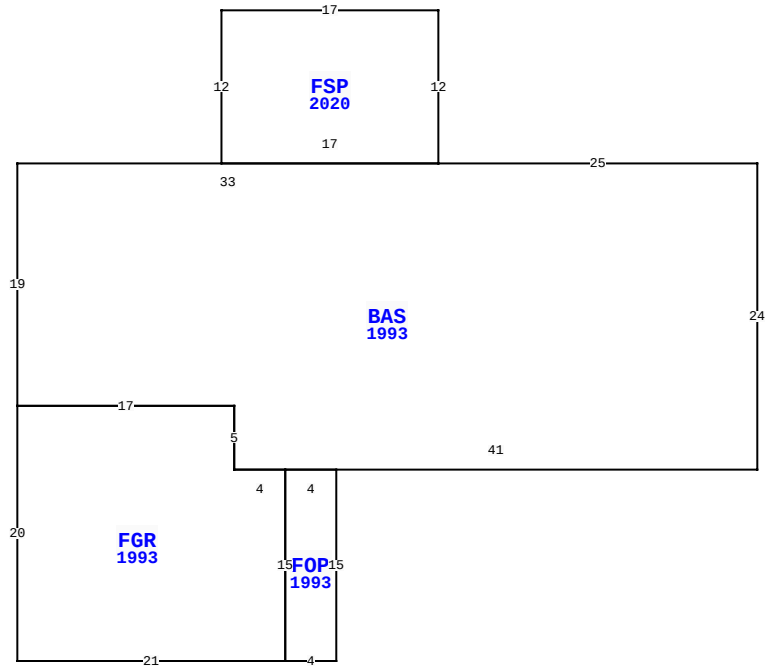
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,307	100	1,307	164,241
FGR	400	55	220	27,646
FOP	60	30	18	2,262
FSP	204	40	82	10,304
TOTALS	1,971		1,627	204,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,627	115.0203	136.59	222,232	1991	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2021 Heated Area: 1307 HX Base Yr 2021



95026 WILDWOOD CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,453
TOTAL MARKET OB/XF VALUE		4,463
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		293,916
SOH/AGL Deduction		110,603
ASSESSED VALUE		183,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,313
TOTAL JUST VALUE		293,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004922	FSP	3,500	06/08/2020
R1112589	REPAIR/RRF	6,600	03/23/2011
984772	REMODEL	600	05/01/1998
7283	NEW CONSTR	52,718	06/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/1957	4/08/2020	WD	Q	I	02	215,000
GRANTOR: DILL TODD A & JAMIE L						
GRANTEE: WISEMAN VESTEL S &						
1747/0319	7/12/2011	WD	Q	I	01	129,000
GRANTOR: BENNETT DONALD						
GRANTEE: DILL TODD A & JAMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FSP=[YR=2020] N12 W17 S12 E17$ W33 S19
FGR=[YR=1993] S20 E21 FOP=[YR=1993] E4 N15 W4 S15 $ N15 W4 N5
W17 $ E17 S5 E41 N24 $.

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	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1991	1991	3	64	300	
2	0811	CONCRETE B	0	100	0	0	1,251.00	SF	5.20	5.20	100	1991	1991	3	64	4,163	

LAND DESCRIPTION

TOTAL OB/XF 4,463

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		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 12/07/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS