



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	19	COMMON BRK 100	0100	01	1,810	137.5000	124.09	224,603	1978	1985	0	0	0	28.50	71.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1979													Heated Area: 1434													HX Base Yr 1979												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 100																																							
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																																							
BUD8 Adjustme	04	DIST 01 100																																							
Occupancy	00	NONE 100																																							
Quality			05	Quality Level 05																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC			4005.00																																						
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS			1,434	100	1,434	127,231																																			
FGR			618	55	340	30,167																																			
FOP			120	30	36	3,194																																			
TOTALS			2,172		1,810	160,591																																			
EXTRA FEATURES			95147 WILDER BLVD, FERNANDINA BEACH																																						
BLD DATE																																									
XF DATE																																									
INC DATE																																									
LGL DATE																																									
LAND DATE			05/30/2023																																						
AG DATE			MLU																																						
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			0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1980	1980	3	35	273																							
2			0810	CONCRETE A	0	100	0	0	441.00	SF	6.50	6.50	100	1980	1980	3	35	1,003																							
3			0680	POLE SHED	0	100	0	0	192.00	SF	10.00	10.00	100	1980	1980	3	20	384																							
TOTAL OB/XF			1,660																																						
LAND DESCRIPTION																																									
L N			USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES					YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1			000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.25	75,000.00	93,750.00	93,750																						
REVIEW DATE			03/22/2019		BY		KWA		Total Acres: 1.00		Total Land Value: 93,750		Market: 0		Agricultural: 0		Common: 93,750		PRINTED 08/02/2023 BY SYS																						