



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	16	WD FR STUC 100	0900	01	1,963	121.2162	143.94	282,554	2015	2015	0	0	0	3.50	96.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017													Heated Area: 1598										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017										
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 60																								
Interior Floo	14	CARPET 40																								
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			04	Quality Level 04																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												04										
NEIGHBORHOOD/LOC			4005.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,598	100	1,598	221,965																						
FGR	420	55	231	32,086																						
FOP	60	30	18	2,500																						
FSP	290	40	116	16,113																						
TOTALS			2,368	1,963	272,665																					
EXTRA FEATURES					95075 MALLORY WILDER ST, FERNANDINA BEACH																					
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	37	3	111.00	SF	6.50	6.50	100	2015	2015	3	96	693										
2	0810	CONCRETE A	0	100	26	16	416.00	SF	6.50	6.50	100	2015	2015	3	96	2,596										
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395										
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2016	2016	3	78	1,872										
5	0855	CONC PAVER	0	100	12	12	144.00	SF	7.00	7.00	100	2016	2016	3	97	978										
6	0300	BOAT DCK W	0	100	24	4	96.00	SF	32.00	32.00	100	2017	2017	3	87	2,673										
TOTAL OB/XF 12,207																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE									
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.10	AC		1.00	1.00	1.25	75,000.00	93,750.00	103,125									
REVIEW DATE 04/18/2017 BY KW Total Acres: 1.10 Total Land Value: 103,125 Market: 0 Agricultural: 0 Common: 103,125 PRINTED 08/02/2023 BY SYS																										

VALUATION SUMMARY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,665
TOTAL MARKET OB/XF VALUE	12,207
TOTAL LAND VALUE - MARKET	103,125
TOTAL MARKET VALUE	387,997
SOH/AGL Deduction	173,385
ASSESSED VALUE	214,612
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	164,612
TOTAL JUST VALUE	387,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,437

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/1267	1/29/2016	WD	Q	I	01	258,700

GRANTOR: HARTER GEORGE & CAROL
GRANTEE: GELSTON MATTHEW SAY
2011/0971 10/27/2015 WD U V 11 100
GRANTOR: WILDER MALLORY DONALD
GRANTEE: HARTER GEORGE P & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2015] W29 S10 E29 N10\$ S10 W29
S32 E14 FOP=[YR=2015] E10 N6 W10 S6\$ N6 E10 S11
FGR=[YR=2015] S21 E20 N21 W20\$ E20 N47\$.