PT OF GOVT LOT 2
IN OR 2507/1467

WILDER FRANCIS E L/E/
95035 DENISE STREET
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

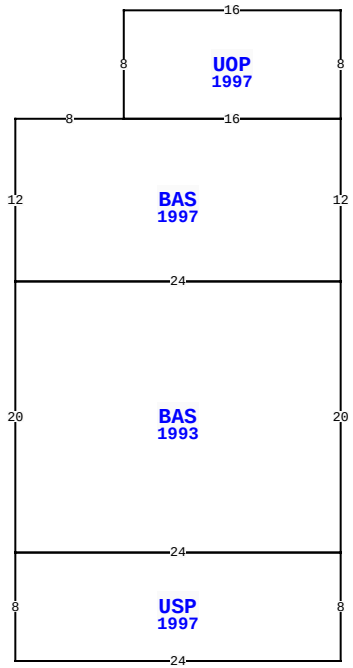
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 60
Exterior Wall	03	BELOW AVG. 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	480	100	480	22,613
BAS	288	100	288	13,568
UOP	128	20	26	1,225
USP	192	30	58	2,733
TOTALS	1,088		852	40,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	852	91.5840	82.65	70,418	1961	1961	0	0	0	43.00	57.00

1 SINGLE FAM – 100% - 2019 Heated Area: 768 HX Base Yr 2019



95035 DENISE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,138
TOTAL MARKET OB/XF VALUE		1,622
TOTAL LAND VALUE - MARKET		84,750
TOTAL MARKET VALUE		126,510
SOH/AGL Deduction		55,881
ASSESSED VALUE		70,629
TOTAL EXEMPTION VALUE	DX HX HB	50,629
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		126,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
995643	CHNGE SRVC	0	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2507/1467	10/25/2021	QC	U	I	11	100
GRANTOR: WILDER FRANCIS E						
GRANTEE: WILDER KENNETH RAY						
1816/0968	10/01/2012	QC	U	I	11	100
GRANTOR: WILDER FRANK E						
GRANTEE: WILDER FRANCIS E &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W16 S8 BAS=[YR=1997] W8 S12 BAS=[YR=1993] S20 USP=[YR=1997] S8 E24 N8 W24$ E24 N20 W24$ E24 N12 W16$ E16 N8$.

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	0940	SHEDS/PORT	0	100	0	0	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
2	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1980	1980	3	35	182	

LAND DESCRIPTION

TOTAL OB/XF 1,622

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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.13	AC		1.00	1.00	1.00	75,000.00	75,000.00	84,750							

REVIEW DATE 02/06/2018 BY KW Total Acres: 1.13 Total Land Value: 84,750 Market: 0 Agricultural: 0 Common: 84,750 PRINTED 08/02/2023 BY SYS