IN OR 708/1944

BARBER JANICE L
95353 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95353 WILDER BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,580
TOTAL LAND VALUE - MARKET	49,875
TOTAL MARKET VALUE	55,455
SOH/AGL Deduction	12,768
ASSESSED VALUE	42,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,687
TOTAL JUST VALUE	55,455
NCON VALUE	5,580
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008863	DEMOLITION	0	05/09/2022
E25325	ELEC OTHER	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0708/1944	7/13/1994	QC	U	I	06	3,700
GRANTOR: BARBER HENRY E						
GRANTEE: BARBER JANICE L						
0464/0544	8/01/1985	WD	U	I		7,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	93	1998	1998	3	93	5,580	

LAND DESCRIPTION

TOTAL OB/XF 5,580

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	000001	C	V RS W/XFOB	0		RS-1	110.00	150.00	0.38	AC		1.00	1.00	1.75	75,000.00	131,250.00	49,875							

REVIEW DATE 11/28/2022 BY DJ Total Acres: 0.38 Total Land Value: 49,875 Market: 0 Agricultural: 0 Common: 49,875 PRINTED 08/02/2023 BY SYS