



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	20	FACE BRICK 100	0900	01	2,979	91.8756	109.10	325,009	1996	1996	0	0	0	19.50	80.50	VALUATION BY STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1997													Heated Area: 2577										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1997										
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 80																								
Interior Floor	11	CLAY TILE 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
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	2,577	100	2,577	226,327																						
FGR	575	55	316	27,753																						
FOP	96	30	29	2,547																						
FOP	111	30	33	2,898																						
PTO	480	5	24	2,107																						
TOTALS			3,839	2,979	261,632																					
EXTRA FEATURES			95395 WILDER BLVD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800										
2	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	1996	1996	3	73	2,202										
3	0510	GARAGE WD-	0	100	30	58	1,740.00	SF	35.00	35.00	100	1985	1985	3	20	12,180										
4	0680	POLE SHED	0	100	40	30	1,200.00	SF	10.00	10.00	100	2009	2009	3	60	7,200										
5	0680	POLE SHED	0	100	60	24	1,440.00	SF	10.00	10.00	100	2012	2012	3	71	10,224										
6	0866	POOL FIBER	0	100	0	0	189.00	SF	72.00	72.00	100	2021	2021	3	97	13,200										
7	0811	CONCRETE B	0	100	0	0	871.00	SF	5.20	5.20	100	2021	2021	3	100	4,529										
TOTAL OB/XF			52,335																							
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	000115	C	SFR ACRES	100	0006	RS-1	101.00	507.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
REVIEW DATE 02/22/2022 BY DJ Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										

Diagram showing building layout with dimensions and area calculations.

Labels: PTO 1996, FOP 1996, BAS 1996, FGR 1996.

Dimensions: 48, 10, 19, 2, 22, 7, 3, 6, 24, 12, 3, 28, 25, 23, 17, 20, 8, 16, 4, 12, 8, 23.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0646/0771	1/15/1992	WD	Q	V		10,000

GRANTOR: COMFORT DALE

GRANTEE: WARD BRUCE & JETTA

0555/1132	10/28/1988	WD	Q	V		10,000
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GRANTOR: COX PAT & KATHLEEN

GRANTEE: COMFORT DALE

BUILDING DIMENSIONS

PTO=[YR=1996] W48 S10 BAS=[YR=1996] W19 S49 E16 N4 E8

FOP=[YR=1996] S8 E12 N8 W12\$ E20 FGR=[YR=1996] S8 E23 N25 W23

S17\$ N17 E23 N28 W24 FOP=[YR=1996] W22 S6 E12 N3 E7 S3 E3 N6\$

S6 W3 N3 W7 S3 W12 N6 W2\$ E48 N10\$.