



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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 04
NEIGHBORHOOD/LOC	4009.00	

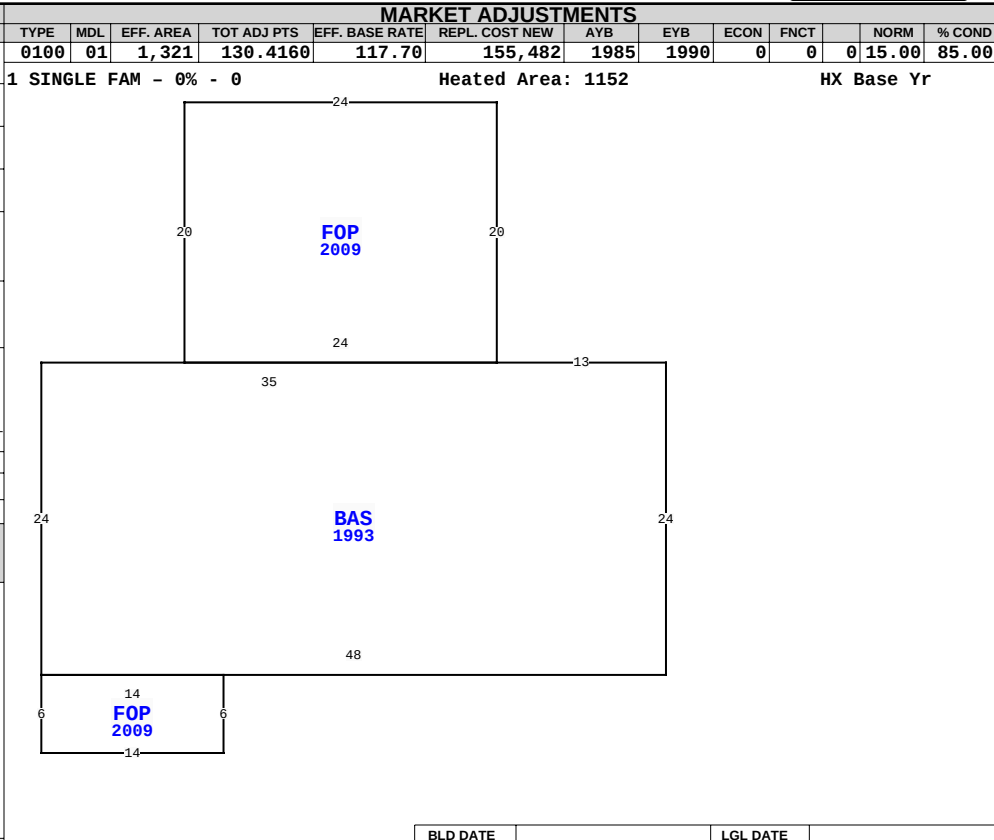
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	115,252
FOP	84	30	25	2,502
FOP	480	30	144	14,407

TOTALS	1,716		1,321	132,160
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0300	BOAT DCK W	0	0	0	687.00	SF	40.00	40.00
2	0303	FLT DOCK W	0	0	8 20	160.00	SF	26.00	26.00
3	0310	AL GANG WY	0	0	0	25.00	LF	115.00	115.00
4	0317	DCK PLNG W	0	0	0	4.00	UT	1,000.00	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	0	0006	RS-1	100.00	330.00	100.00

REVIEW DATE	02/14/2018	BY	KWX
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95320 WILDER BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/31/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0300	BOAT DCK W	0	0	0	687.00	SF	40.00	40.00	100	1998	1998	3	27	7,420	
2	0303	FLT DOCK W	0	0	8 20	160.00	SF	26.00	26.00	100	1998	1998	3	27	1,123	
3	0310	AL GANG WY	0	0	0	25.00	LF	115.00	115.00	100	2011	2011	3	55	1,581	
4	0317	DCK PLNG W	0	0	0	4.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	2,200	

TOTAL OB/XF										12,324									
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
1	000132	C	SFR RIVER	0	0006	RS-1	100.00	330.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000		

Total Acres: 0.00	Total Land Value: 400,000	Market: 0	Agricultural: 0	Common: 400,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:					BUILDING MARKET VALUE				
															132,160				
															12,324				
															400,000				
															544,484				
															87,556				
															456,928				
															0				
															456,928				
															544,484				
															0				
															INCOME VALUE				
															PREVIOUS YEAR MKT VALUE				
															468,683				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0694/1172		12/17/1993	WD	Q	I		120,000		
GRANTOR: CONNER CHRIS & GAYLE									
GRANTEE: OVERCASH KENNETH &									
0226/0118		1/01/1976	WD	Q	V		21,100		
GRANTOR:									
GRANTEE:									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 FOP=[YR=2009] N20 W24 S20 E24 \$ W35 S24 FOP=[YR=2009] S6 E14 N6 W14 \$ E48 N24 \$.									