



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	VALUATION SUMMARY										
Exterior Wall	26	AL SIDING 100	0100	01	1,503	106.5900	96.20	144,589	1955	1970	0	0	26.00	74.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1480									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	09	PINE WOOD 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
Bathrooms		2 100																							
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			4009.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,480	100	1,480	105,358																					
FOP	35	30	10	712																					
FOP	42	30	13	926																					
TOTALS			1,557	1,503	106,996																				
EXTRA FEATURES			95294 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	0940	SHEDS/PORT	0	0	11	16	176.00	SF	20.10	20.10	100	1987	1987	3	20	708									
2	0350	CARPORT WD	0	0	16	20	298.00	SF	8.58	8.58	100	1987	1987	3	20	511									
3	0300	BOAT DCK W	0	0	0	0	896.00	SF	40.00	40.00	100	2008	2008	3	56	20,070									
4	0350	CARPORT WD	0	0	20	30	600.00	SF	13.00	13.00	100	1998	1998	3	20	1,560									
5	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	2018	2018	3	90	4,680									
6	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2018	2018	3	86	2,374									
7	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1998	1998	3	20	500									
8	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	800									
9	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700									
LAND DESCRIPTION			TOTAL OB/XF 31,903																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000132	C	SFR RIVER	0	0006	RS-1	100.00	390.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000								
REVIEW DATE 03/13/2019 BY KW Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS																									