

PT GOVT LOT 2 OF SEC 34-2N-28E
IN OR 767/960, OR 1128/269 &
ESMT IN OR 228/446

OVERCASH KENNETH W & V CHERYL
95238 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,010	100	1,010	85,126
BAS	397	100	397	33,461
FGR	210	55	116	9,777
FOP	24	30	7	590
FOP	12	30	4	337
FOP	372	30	112	9,439
FOP	660	30	198	16,688
FUS	1,929	100	1,929	162,583

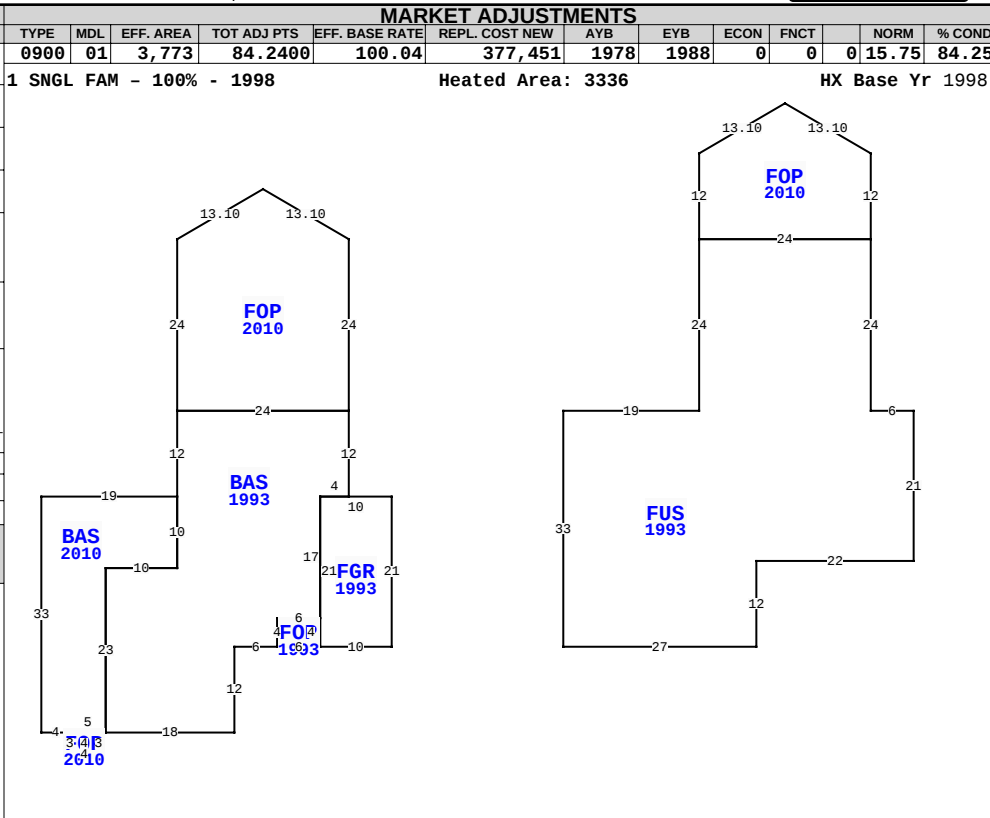
TOTALS	4,614		3,773	318,002
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EXTRA FEATURES

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
4	0810	CONCRETE A	0 100	20	5	100.00	SF	6.50	6.50	100	1985	1985	3	49.5	322	
5	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	1985	1985	3	49.5	222	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
8	0811	CONCRETE B	0 100	0	0	872.00	SF	5.20	5.20	100	1980	1980	3	35	1,587	
10	0820	WOOD WALK	0 100	42	4	168.00	SF	7.76	7.76	100	1978	1978	3	40	521	
11	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	0	0	3	100	10,000	
12	0811	CONCRETE B	0 100	80	10	800.00	SF	5.20	5.20	100	1981	1981	3	38	1,581	
14	0303	FLT DOCK W	0 100	20	10	200.00	SF	32.50	32.50	100	1994	1994	3	23	1,495	
17	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	1994	1994	3	20	500	
18	0300	BOAT DCK W	0 100	0	0	530.00	SF	62.00	62.00	100	1994	1994	3	23	7,558	

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	000132	C	SFR RIVER	100	0006	RS-1	100.00	480.00	100.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	320,000							
2	000132	C	SFR RIVER	100			100.00	515.00	100.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	320,000							
3	000132	C	SFR RIVER	100			0.00	0.00	125.00	FF		1.00	1.00	0.70	4,000.00	2,800.00	350,000							



BLD DATE	06/01/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/31/2023
INC DATE			AG DATE	MLU

95238 WILDER BLVD, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100.00	SF	6.50	6.50	100	1985	1985	3	49.5	322	
69.00	SF	6.50	6.50	100	1985	1985	3	49.5	222	
1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
872.00	SF	5.20	5.20	100	1980	1980	3	35	1,587	
168.00	SF	7.76	7.76	100	1978	1978	3	40	521	
1.00	UT	10,000.00	10,000.00	100	0	0	3	100	10,000	
800.00	SF	5.20	5.20	100	1981	1981	3	38	1,581	
200.00	SF	32.50	32.50	100	1994	1994	3	23	1,495	
1.00	UT	2,500.00	2,500.00	100	1994	1994	3	20	500	
530.00	SF	62.00	62.00	100	1994	1994	3	23	7,558	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 3	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	412,860		
TOTAL MARKET OB/XF VALUE	55,132		
TOTAL LAND VALUE - MARKET	990,000		
TOTAL MARKET VALUE	1,457,992		
SOH/AGL Deduction	706,901		
ASSESSED VALUE	751,091		
TOTAL EXEMPTION VALUE	HX HB DX 55,000		
BASE TAXABLE VALUE	696,091		
TOTAL JUST VALUE	1,457,992		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,221,867		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703913	REPAIR/RRF	23,450	06/01/2017
B006766	GARAGE	21,600	01/01/2000
1197	H/AC	1,800	03/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0767/0960	8/05/1996	WD	U	I	09	325,000

GRANTOR: FROSCHER CLARENCE T &

GRANTEE: OVERCASH KENNETH W

0212/0517	1/01/1976	WD	Q	I		34,000
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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] N24 U7 L12 D7 L12 S24 BAS=[YR=1993] S12
BAS=[YR=2010] W19 S33 E4 FOP=[YR=2010] S3 E4 N3 W4 \$ E5 N23
E10 N10 \$ S10 W10 S23 E18 N12 E6 FOP=[YR=1993] E6
FGR=[YR=1993] E10 N21 W10 S21 \$ N4 W6 S4 \$ N4 E6 N17 E4 N12
W24 \$ E24 \$ PTR= E30 FUS=[YR=1993] E19 N24 FOP=[YR=2010]
N12 U7 R12 R12 D7 S12 W24 \$ E24 S24 E6 S21 W22 S12 W27
N33 \$ W30 \$.

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[illegible]

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