

PARCEL 19
IN OR 2291/1411
ESMT IN OR 244/613

WILDER ERNEST TERRY & RENE L
95088 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0019-0000



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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

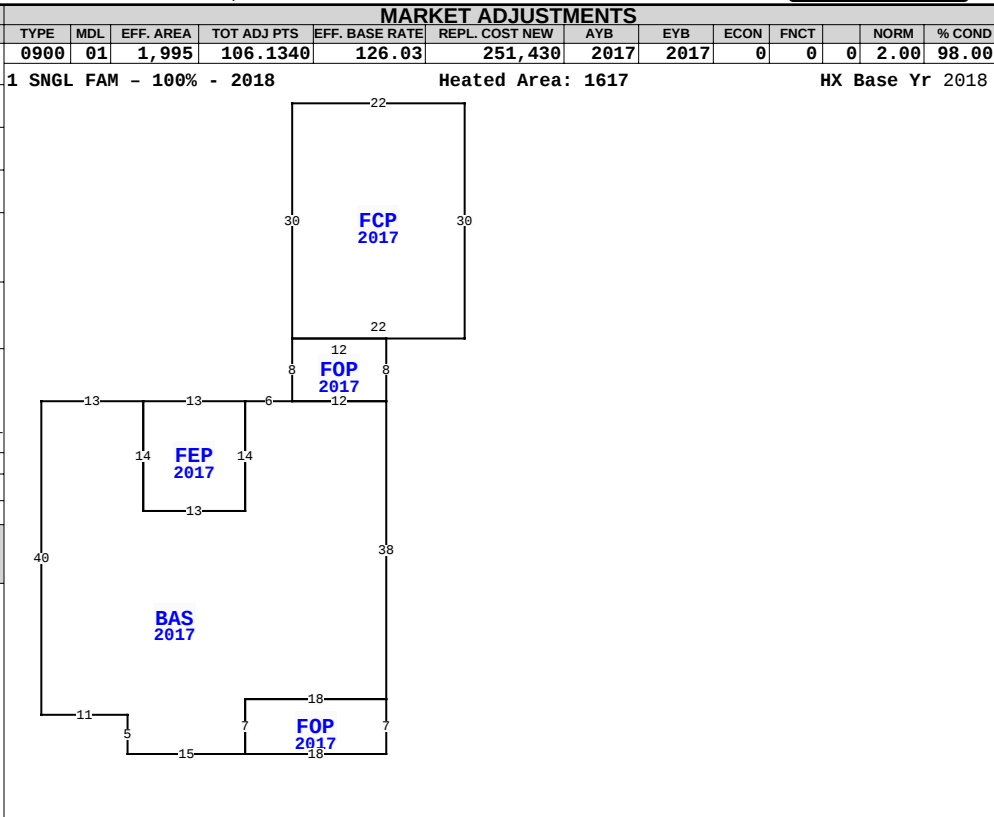
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	199,715
FCP	660	25	165	20,379
FEP	182	80	146	18,032
FOP	96	30	29	3,582
FOP	126	30	38	4,693

TOTALS	2,681		1,995	246,401
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0811	CONCRETE B	0	100	0	0	905.00	SF	5.20
3	0811	CONCRETE B	0	100	24	30	720.00	SF	5.20
4	0810	CONCRETE A	0	100	14	22	308.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	123.00	193.00	0.53

REVIEW DATE	06/14/2017	BY	KW
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95088 WILDER BLVD, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE	
	XF DATE	LAND DATE	05/30/2023 MLU
	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
2	0811	CONCRETE B	0	100	0	0	905.00	SF	5.20	5.20	100	2017	2017	3	97	4,565	
3	0811	CONCRETE B	0	100	24	30	720.00	SF	5.20	5.20	100	2017	2017	3	97	3,632	
4	0810	CONCRETE A	0	100	14	22	308.00	SF	6.50	6.50	100	2017	2017	3	97	1,942	

TOTAL OB/XF										10,139							
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
1	000100	C	SFR	100		RS-1	123.00	193.00	0.53	AC		1.00	1.00	1.65	75,000.00	123,750.00	65,588

Total Acres: 0.53	Total Land Value: 65,588	Market: 0	Agricultural: 0	Common: 65,588
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		246,401	
TOTAL MARKET OB/XF VALUE		10,139	
TOTAL LAND VALUE - MARKET		65,588	
TOTAL MARKET VALUE		322,128	
SOH/AGL Deduction		148,473	
ASSESSED VALUE		173,655	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		123,655	
TOTAL JUST VALUE		322,128	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,242	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632624	CO ISSUED	0	02/28/2017
B1632624	NEW CONSTR	203,664	07/01/2016
R08678	REPAIR/RRF	5,000	12/01/2005
B16777	NEW CONSTR	179,883	12/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2291/1411	7/10/2019	WD	U	I	11		100
GRANTOR:WILDER O ELAINE							
GRANTEE:WILDER ERNEST TERRY							
1897/0951	1/02/2014	QC	U	V	11		100
GRANTOR:WILDER O ELAINE							
GRANTEE:WILDER ERNEST TERRY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=2017] W22 S30 FOP=[YR=2017] S8 BAS=[YR=2017] W6 FEP=[YR=2017] W13 S14 E13 N14\$ S14 W13 N14 W13 S40 E11 S5 E15 FOP=[YR=2017] E18 N7 W18 S7\$ N7 E18 N38 W12\$ E12 N8 W12 \$ E22 N30\$.									