IN OR 969/224

WILDER ERNEST T & RENEA L
95088 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0019-0010

BUILDING CHARACTERISTICS

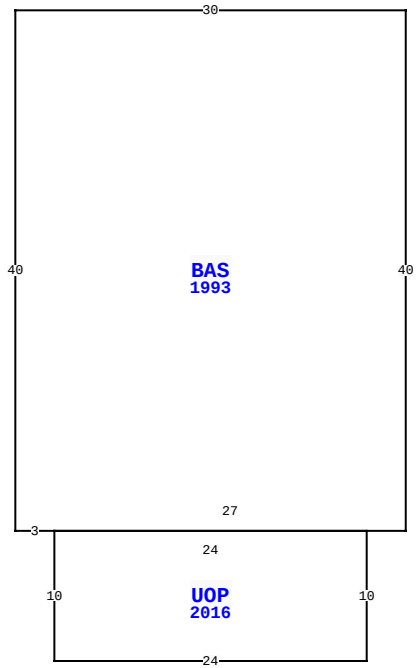
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,200	100	1,200	98,940
UOP	240	20	48	3,958
TOTALS	1,440		1,248	102,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,248	112.7840	101.79	127,034	1961	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 1200 HX Base Yr



95002 WILDER BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	102,898
TOTAL MARKET OB/XF VALUE	11,522
TOTAL LAND VALUE - MARKET	63,600
TOTAL MARKET VALUE	178,020
SOH/AGL Deduction	45,351
ASSESSED VALUE	132,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,669
TOTAL JUST VALUE	178,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13114	REMODEL	2,700	09/01/2012
B25204	ADDITION	18,555	10/01/2011
B24995	REMODEL	3,606	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0969/0224	2/02/2001	WD	U	I	07	100
GRANTOR: WILDER ERNEST TERRY &						
GRANTEE: WILDER ERNEST T & R						
0958/1129	11/16/2000	WD	U	I	01	100
GRANTOR: WILDER KENNETH JR & D						
GRANTEE: WILDER ERNEST TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S40 E3 UOP=[YR=2016] S10 E24 N10 W24 $ E27 N40 $.

EXTRA FEATURES

LN	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	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	1999	1999	3	20	72	
2	0810	CONCRETE A	0	0	20	24	480.00	SF	6.50	6.50	100	2013	2013	3	95	2,964	
3	0350	CARPORT WD	0	0	24	28	672.00	SF	13.00	13.00	100	2013	2013	3	65	5,678	
4	0940	SHEDS/PORT	0	0	8	24	192.00	SF	22.50	22.50	100	2013	2013	3	65	2,808	

LAND DESCRIPTION

TOTAL OB/XF 11,522

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RS-1	0.00	0.00	0.53	AC		1.00	1.00	1.60	75,000.00	120,000.00	63,600							

REVIEW DATE 06/14/2017 BY KW Total Acres: 0.53 Total Land Value: 63,600 Market: 0 Agricultural: 0 Common: 63,600 PRINTED 08/02/2023 BY SYS