PT OF GOVT LOT 2
IN OR 2436/1272
R/W ESMT IN OR 804/862

LOYD TIMOTHY ALLEN & LAURA ANN
95039 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0020-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95055 WILDER BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	26,330
TOTAL LAND VALUE - MARKET	425,600
TOTAL MARKET VALUE	451,930
SOH/AGL Deduction	19,574
ASSESSED VALUE	432,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	432,356
TOTAL JUST VALUE	451,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1272	2/24/2021	WD	Q	I	01	435,000
GRANTOR: BUNK CAROL MONA ET AL						
GRANTEE: LOYD TIMOTHY ALLEN						
1204/1727	1/30/2004	QC	U	V	01	100
GRANTOR: BUNK CAROL ETAL						
GRANTEE: BUNK CAROL MONA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0301	BOAT DCK C	0	0	100	4	400.00	SF	24.00	24.00	100	2021	2021	3	98	9,408	
2	0300	BOAT DCK W	0	0	16	8	128.00	SF	44.00	44.00	100	2021	2021	3	98	5,519	
3	0310	AL GANG WY	0	0	0	0	18.00	LF	115.00	115.00	100	2021	2021	3	97	2,008	
4	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2021	2021	3	97	1,940	
5	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2021	3	97	1,455	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 26,330

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	000132	C	SFR RIVER	0		RS-1	0.00	0.00	152.00	FF		1.00	1.00	0.70	4,000.00	2,800.00	425,600							

REVIEW DATE 06/02/2022 BY KWA Total Acres: 0.00 Total Land Value: 425,600 Market: 0 Agricultural: 0 Common: 425,600 PRINTED 08/02/2023 BY SYS