LOT 38
IN OR 1922/592
DUROC FARMS S/D OR 21/524

SHIRAH TAWNY LYNN LVG TRUST/SHIRAH TAWNY LYNN TRUS
95180 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-4980-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	05	Quality Level 05

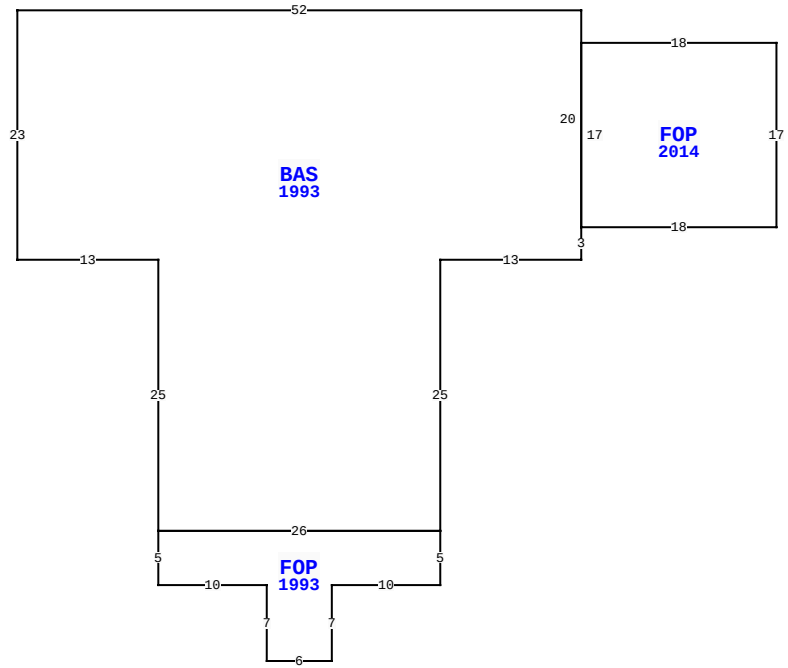
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	1,846	157,455
FOP	172	30	52	4,436
FOP	306	30	92	7,847
TOTALS	2,324		1,990	169,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	113.1900	102.15	203,278	1965	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1991 Heated Area: 1846 HX Base Yr 1991



95180 WILDER BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,247
TOTAL MARKET OB/XF VALUE		1,833
TOTAL LAND VALUE - MARKET		74,250
TOTAL MARKET VALUE		253,330
SOH/AGL Deduction		158,791
ASSESSED VALUE		94,539
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		39,539
TOTAL JUST VALUE		253,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429385	REMODEL	11,154	10/01/2014
B25320	R/R	760	11/01/2011
B25094	REMODEL	20,254	09/01/2011
7175	CHNGE SRVC	0	01/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1922/0592	6/09/2014	QC	U	I	11	100
GRANTOR: SHIRAH TAWNY LYNN						
GRANTEE: SHIRAH TAWNY LYNN T						
0639/0737	10/24/1991	WD	U	I	01	100
GRANTOR: SHIRAH BETTY A						
GRANTEE: SHIRAH REUBEN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S23 E13 S25 FOP=[YR=1993] S5 E10 S7 E6 N7E10 N5 W26 $ E26 N25E13 N3FOP=[YR=2014] E18 N17 W18 S17 $ N20$.

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
3	0810	CONCRETE A	0	100	12	28	336.00	SF	6.50	6.50	100	1980	1980	3	35	764	
4	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1982	1982	3	41	320	
5	0350	CARPORT WD	0	100	12	24	288.00	SF	13.00	13.00	100	1992	1992	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 1,833

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	100	0006	RS-1	190.00	230.00	0.99	AC		1.00	1.00	1.00	75,000.00	75,000.00	74,250							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 0.99 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 08/02/2023 BY SYS

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DUROC FARMS S/D OR 21/524

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

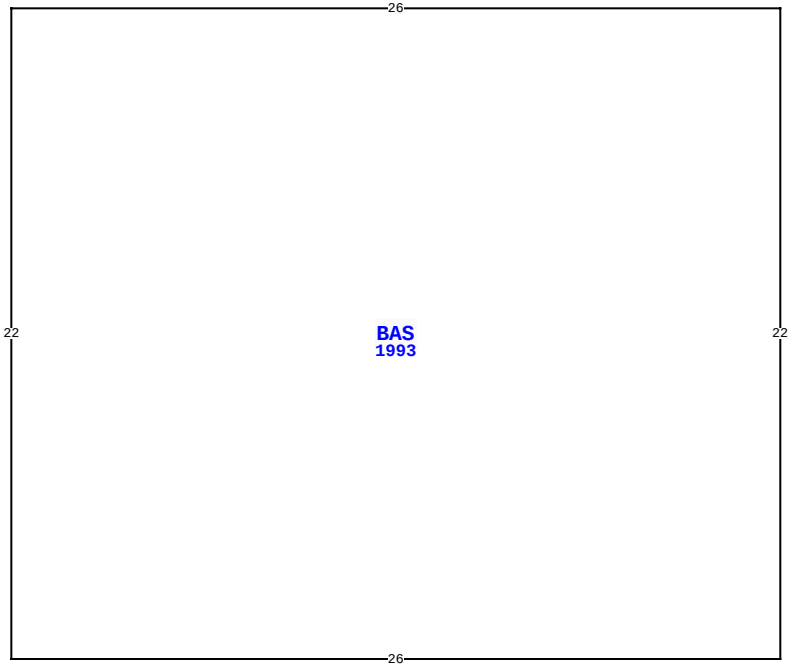
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	7,511
TOTALS	572		572	7,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	572	75.0200	26.26	15,021	1976	1976	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1991 Heated Area: 572 HX Base Yr 1991



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GRANTOR: SHIRAH BETTY A						
GRANTEE: SHIRAH REUBEN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S22 E26 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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