

LOTS 1 2 3 & 4
IN OR 2220/535
ELLIS LANDING SEC 2 UNR

ROWLAND EDWIN L & DONNA S L/E/
95301 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-5132-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

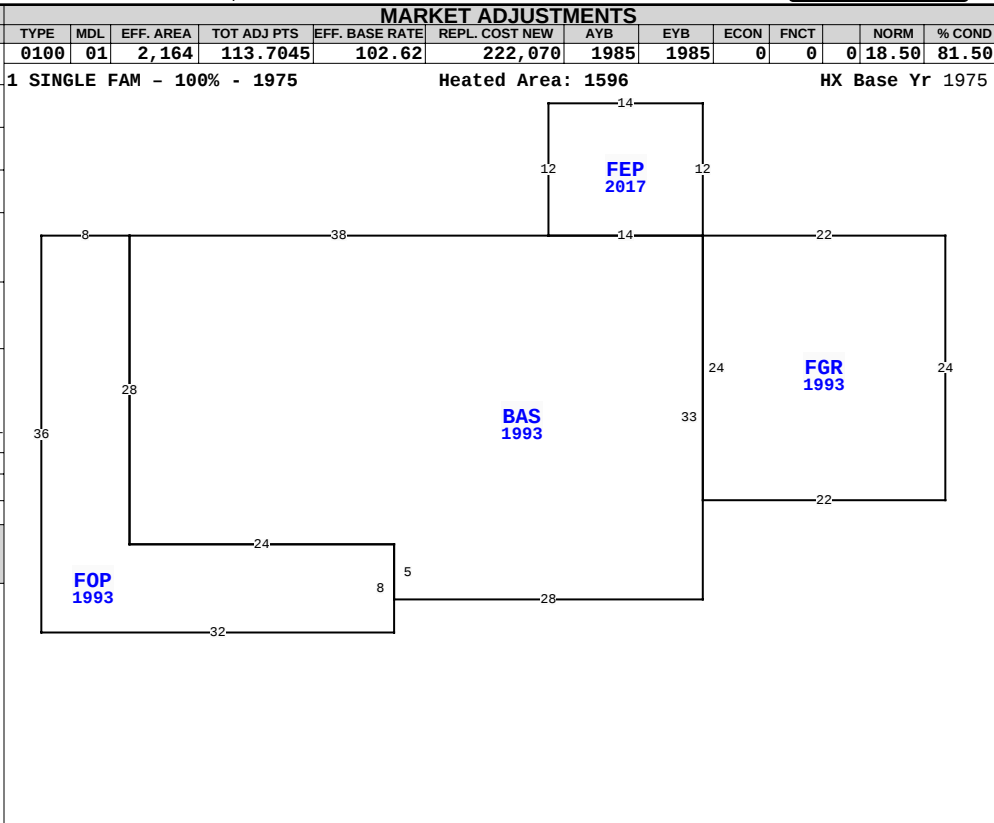
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	133,482
FEP	168	80	134	11,207
FGR	528	55	290	24,254
FOP	480	30	144	12,043

TOTALS	2,772		2,164	180,987
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0201	BARN WD 10	0 100	50	36	1,800.00	SF	17.00	17.00
3	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50
4	0812	CONCRETE C	0 100	0	0	1,868.00	SF	4.00	4.00
5	1242	WD DECK A	0 100	0	0	708.00	SF	10.00	10.00
6	1127	BRICK 8"	0 100	2	2	100.00	SF	11.00	11.00
7	0092	AUTO GATE	0 100	0	0	2.00	UT	1,050.00	1,050.00
8	0464	FNC GT 10'	0 100	0	0	2.00	UT	350.00	350.00
9	0462	ST/AL FNC	0 100	610	0	2,440.00	SF	10.00	10.00

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	0.00	0.00	3.13



95301 WILDER BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0201	BARN WD 10	0 100	50	36	1,800.00	SF	17.00	17.00	100	1980	1980	3	20	6,120	
3	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50	100	2000	2000	3	80	998	
4	0812	CONCRETE C	0 100	0	0	1,868.00	SF	4.00	4.00	100	2004	2004	3	86	6,426	
5	1242	WD DECK A	0 100	0	0	708.00	SF	10.00	10.00	100	2007	2007	3	35	2,478	
6	1127	BRICK 8"	0 100	2	2	100.00	SF	11.00	11.00	100	2017	2017	3	99	1,089	
7	0092	AUTO GATE	0 100	0	0	2.00	UT	1,050.00	1,050.00	100	2017	2017	3	82	1,722	
8	0464	FNC GT 10'	0 100	0	0	2.00	UT	350.00	350.00	100	2017	2017	3	94	658	
9	0462	ST/AL FNC	0 100	610	0	2,440.00	SF	10.00	10.00	100	2017	2017	3	87	21,228	

TOTAL OB/XF										42,819									
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
1	000100	C	SFR	100		RS-1	0.00	0.00	3.13	AC		1.00	1.00	1.00	75,000.00	75,000.00	234,750		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		180,987			
TOTAL MARKET OB/XF VALUE		42,819			
TOTAL LAND VALUE - MARKET		234,750			
TOTAL MARKET VALUE		458,556			
SOH/AGL Deduction		259,070			
ASSESSED VALUE		199,486			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		149,486			
TOTAL JUST VALUE		458,556			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		333,403			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25602	REMODEL	1,683	03/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2220/0535	8/10/2018	LE U	I	11	
GRANTOR: ROWLAND EDWIN L & DON					
GRANTEE: ROWLAND KIEL L					
0424/0369	6/22/1984	WD U	I		0
GRANTOR: LEE TROY & BLANCA R					
GRANTEE: ROWLAND EDWIN LAMAR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W22 FEP=[YR=2017] N12 W14 S12 BAS=[YR=1993] W38 FOP=[YR=1993] W8 S36 E32 N8 W24 N28\$ S28 E24 S5 E28 N33 W14\$ E14\$ S24 E22 N24\$.									