

PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2352/1031 & ESMT IN

WILDER CHARLES D & CALLIE L
96005 LITTLEBERRY LN
FERNANDINA BEACH, FL 32034

2023

41-2N-28-0000-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,848	100	1,848	233,658
BAS	150	100	150	18,966
FOP	161	30	48	6,069
FST	80	55	44	5,563
UOP	30	20	6	759
TOTALS	2,269		2,096	265,015

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	100
3	0812	CONCRETE C	0	100	0	0	7,666.00	SF	4.00	4.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.97	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,096	125.6360	149.19	312,702	1980	2005	0	0	15.25	84.75
1 SNGL FAM - 100% - 2021 Heated Area: 1998 HX Base Yr 2021											
96005 LITTLEBERRY LN, FERNANDINA BEACH											

TOTAL OB/XF											
27,223											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/30/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			315,711
TOTAL MARKET OB/XF VALUE			27,223
TOTAL LAND VALUE - MARKET			238,200
TOTAL MARKET VALUE			581,134
SOH/AGL Deduction			206,985
ASSESSED VALUE			374,149
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			324,149
TOTAL JUST VALUE			581,134
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			423,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906994	REPAIR/RRF	4,500	06/28/2019
B1803396	REMODEL BATHRMS	25,000	04/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2352/1031	4/06/2020	WD	Q	I	02	435,000	
GRANTOR: VINCENT TONYA L & KIM							
GRANTEE: WILDER CHARLES D &							
1838/1230	2/05/2013	WD	U	I	11	100	
GRANTOR: GOODE BEAUFORD E							
GRANTEE: VINCENT TONYA L ETA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 FST=[YR=1993] N10 W8 BAS=[YR=2019] W15 UOP=[YR=1993] W3 S10 E3 N10\$ S10 E15N10\$ S10E8\$ W29 S33 E6 FOP=[YR=1993] S7 E23 N7W23\$ E50 N33\$.											

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