PARCEL NO 7 CEMETERY

CEMETERY WILDER
C/O GERALD WILDER ADM, 1616 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

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

95639 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE	07/20/2018	KK	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		0
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		225,720
SOH/AGL Deduction		108,141
ASSESSED VALUE		117,579
TOTAL EXEMPTION VALUE	15	117,579
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		225,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	007610	C	CEMETERY	0	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	225,000							

REVIEW DATE 12/08/2020 BY KWA Total Acres: 3.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS