LOT 19
IN OR 1934/1971
ELLIS LANDING UNR

DAY VALERIE
95437 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0019-0000

BUILDING CHARACTERISTICS

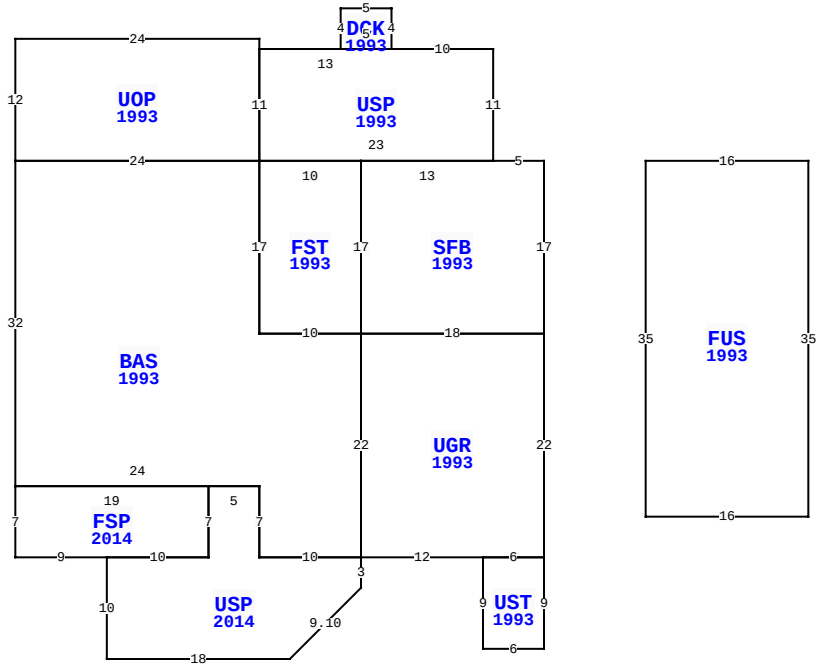
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	93,726
DCK	20	10	2	190
FSP	133	40	53	5,028
FST	170	55	94	8,917
FUS	560	100	560	53,124
SFB	306	80	245	23,241
UGR	396	45	178	16,886
UOP	288	20	58	5,502
USP	253	30	76	7,209
USP	261	30	78	7,400
TOTALS	3,429		2,356	223,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,356	125.8859	113.61	267,665	1975	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1793 HX Base Yr 2015



** This building has 11 Sub-Areas

95437 WILDER BLVD, FERNANDINA BEACH

BLD DATE	07/30/2008 RK	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,500
TOTAL MARKET OB/XF VALUE		1,689
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		270,189
SOH/AGL Deduction		119,909
ASSESSED VALUE		150,280
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,280
TOTAL JUST VALUE		270,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1934/1971	8/26/2014	WD	Q	I	02	123,500
GRANTOR: MCG HOMES III LLC						
GRANTEE: DAY VALERIE						
1873/1592	8/19/2013	CT	U	I	18	57,300
GRANTOR: CLERK OF COURT						
GRANTEE: MCG HOMES III LLC						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W5 USP=[YR=1993] N11 W10 DCK=[YR=1993] N4 W5 S4 E5$ W13 UOP=[YR=1993] N1 W24 S12 BAS=[YR=1993] S32 FSP=[YR=2014] S7 E9 USP=[YR=2014] S10 E18 U7 R7 N3 UGR=[YR=1993] E12 UST=[YR=1993] S9 E6 N9 W6$ E6 N22 W18 S22$ W10 N7 W5 S7 W10$ E10 N7 W19$ E24 S7 E10 N22 FST=[YR=1993] N17 W10 S17 E10$ W10 N17 W24$ E24 N11$ S11 E23$ W13 S17 E18 N17$ PTR=E10 FUS=[YR=1993] E16 S35 W16 N35$ W10$.

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	0811	CONCRETE B	0	100	0	0	596.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,689	

LAND DESCRIPTION

TOTAL OB/XF 1,689

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		RS-1	117.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/26/2019 BY KWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS