IN OR 2415/1132
SEYMORE POINT ADDN #1 PBK 2/62

WORSHAM WILLIAM ARCHER III & MARGIE
95110 OELSNER DRIVE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5160-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

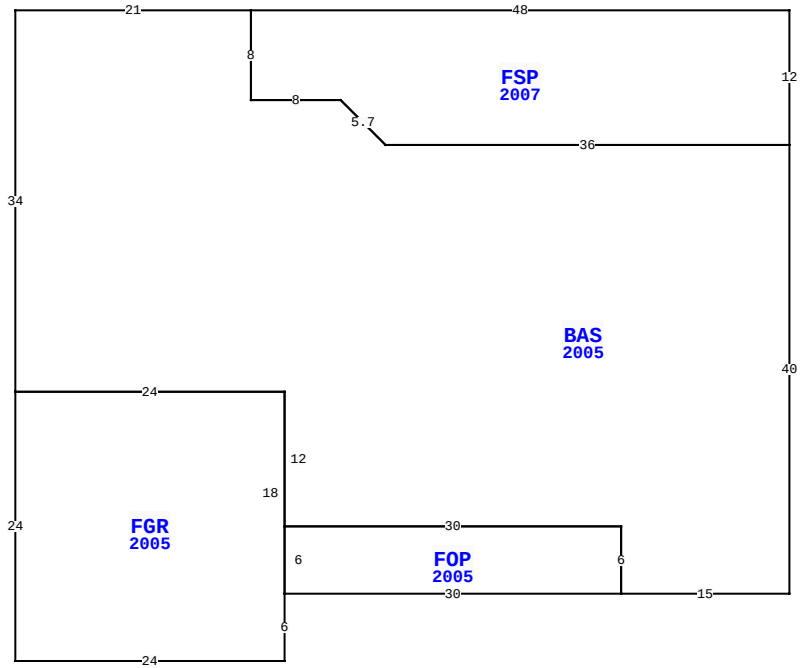
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2,440	293,087
FGR	576	55	317	38,078
FOP	180	30	54	6,486
FSP	536	40	214	25,705
TOTALS	3,732		3,025	363,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,025	113.0220	134.21	405,985	2005	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2021 Heated Area: 2440 HX Base Yr 2021



95110 OELSNER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		388,697
TOTAL MARKET OB/XF VALUE		67,072
TOTAL LAND VALUE - MARKET		83,500
TOTAL MARKET VALUE		539,269
SOH/AGL Deduction		115,347
ASSESSED VALUE		423,922
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		373,922
TOTAL JUST VALUE		539,269
NCON VALUE		21,840
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113368	SCRN ENCLSR	39,852	09/30/2021
B2112904	(11) WINDOWS	32,838	09/23/2021
B2102678	GARAGE	58,548	03/05/2021
M1805485	H/AC	0	05/31/2018
B20342	SWIM POOL	25,000	08/01/2007
M10117	MECH OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1132	12/07/2020	WD	Q	I	02	500,000
GRANTOR: WILCOX STEPHANIE L						
GRANTEE: WORSHAM WILLIAM ARC						
2384/0593	8/05/2020	QC	U	I	11	100
GRANTOR: WILCOX ROBERT E JR						
GRANTEE: WILCOX STEPHANIE L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W48 BAS=[YR=2005] W21 S34 FGR=[YR=2005] S24 E24 N6 FOP=[YR=2005] E30 N6 W30 S6$ N18 W24$ E24 S12 E30 S6 E15 N40 W36 U4 L4 W8 N8$ S8 E8 D4 R4 E36 N12$.

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	0812	CONCRETE C	0	100	0	0	1,712.00	SF	4.00	4.00	100	2005	2005	3	87	5,958	
2	1127	BRICK 8"	0	100	0	0	40.00	SF	11.00	11.00	100	2005	2005	3	96	422	
3	0861	POOL GUNIT	0	100	0	0	568.00	SF	85.00	85.00	100	2007	2007	3	52	25,106	
4	0855	CONC PAVER	0	100	0	0	498.00	SF	10.00	10.00	100	2007	2007	3	89	4,432	
5	0462	ST/AL FNC	0	100	132	0	528.00	SF	10.00	10.00	100	2007	2007	3	52	2,746	
6	0462	ST/AL FNC	0	100	185	0	925.00	SF	10.00	10.00	100	2012	2012	3	71	6,568	
7	0911	SCRN RM A	0	100	26	48	1,248.00	SF	17.50	17.50	100	2022	2022	3	100	21,840	

LAND DESCRIPTION

TOTAL OB/XF 67,072

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	0.00	0.00	1.67	AC		1.00	1.00	1.00	50,000.00	50,000.00	83,500							

REVIEW DATE 09/07/2022 BY DJ Total Acres: 1.67 Total Land Value: 83,500 Market: 0 Agricultural: 0 Common: 83,500 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

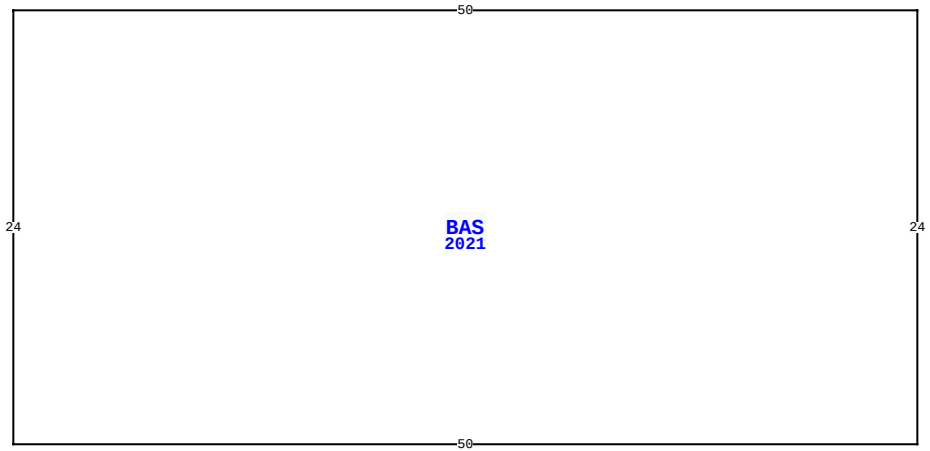
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	25,340
TOTALS	1,200		1,200	25,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	21.33	25,596	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



95110 OELSNER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15360	ELEC OTHER	1,800	07/01/2005
P0509582	OTHER	0	06/01/2005
R0507625	REPAIR/RRF	4,000	05/01/2005
B0515222	NEW CONSTR	183,558	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1132	12/07/2020	WD	Q	I	02	500,000
GRANTOR: WILCOX STEPHANIE L						
GRANTEE: WORSHAM WILLIAM ARC						
2384/0593	8/05/2020	QC	U	I	11	100
GRANTOR: WILCOX ROBERT E JR						
GRANTEE: WILCOX STEPHANIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W50 S24 E50 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/07/2022 BY DJ Total Acres: 1.67 Total Land Value: 83,500 Market: 0 Agricultural: 0 Common: 83,500 PRINTED 08/02/2023 BY SYS