BLK B (K/A PARCEL B} LOT 1
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

RAMSAY JANE &/KUTZLEB MICHAEL KEITH & CLAUDIA DEBO
95614 WILDER BOULEVARD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5200-0001-0000

BUILDING CHARACTERISTICS

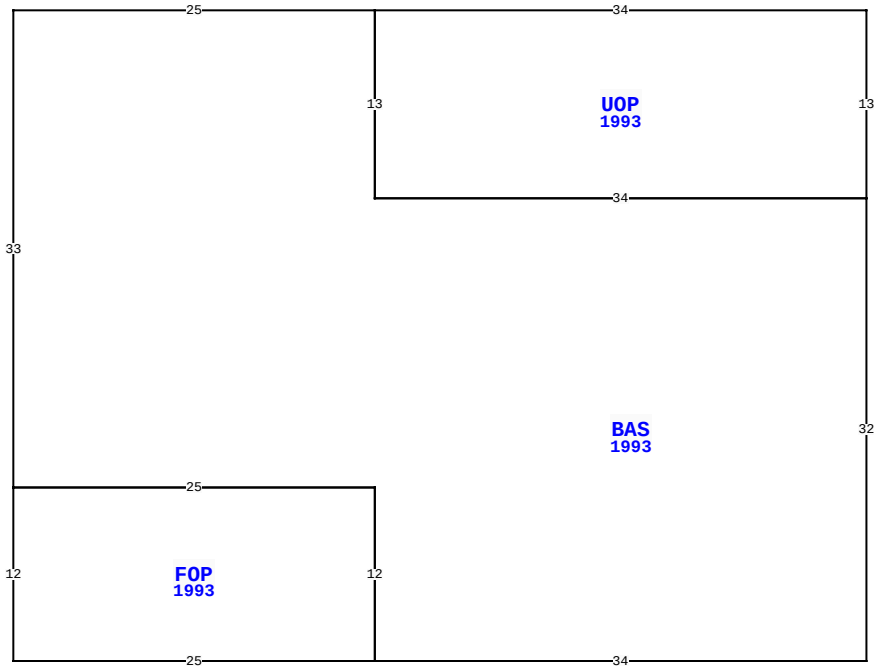
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,913	100	1,913	100,545
FOP	300	30	90	4,730
UOP	442	20	88	4,625
TOTALS	2,655		2,091	109,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,091	125.2440	113.03	236,346	1962	1985	0	0	25	28.50	46.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1913 HX Base Yr



95766 WILDER BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 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	109,901
TOTAL MARKET OB/XF VALUE	11,567
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	521,468
SOH/AGL Deduction	0
ASSESSED VALUE	521,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	521,468
TOTAL JUST VALUE	521,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8796	REPAIR/RRF	1,800	03/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/1925	1/28/2022	WD	Q	I	01	500,000
GRANTOR: DESANZO FRANK TRUSTEE						
GRANTEE: RAMSAY JANE & MICHA						
1755/0448	9/01/2011	WD	U	I	30	100
GRANTOR: DESANZO FRANK						
GRANTEE: DESANZO FRANK TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W34 BAS=[YR=1993] W25 S33 FOP=[YR=1993] S12E25 N12 W25 $ E25 S12 E34 N32 W34 N13 $ S13 E34 N13 $.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
3	0300	BOAT DCK W	0	0	0	0	350.00	SF	40.00	40.00	100	2000	2000	3	29	4,060	
5	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2004	2004	3	86	559	
6	0920	CWALL-WD/M	0	0	0	0	100.00	LF	97.50	97.50	100	2007	2007	3	35	3,413	
7	0920	CWALL-WD/M	0	0	0	0	100.00	LF	39.00	39.00	100	2007	2007	3	35	1,365	

LAND DESCRIPTION

TOTAL OB/XF 11,567

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	000132	C	SFR RIVER	0		RS-1	100.00	407.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 04/19/2022 BY KWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS