

BLK B (K/A PARCEL B) LOT 4
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

KUTZLEB MICHAEL KEITH & CLAUDIA DEBORAH
95714 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5200-0004-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	05	Quality Level 05		
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	1,820	100	1,820	333,857
FCB	154	30	46	8,438
FGR	500	55	275	50,446
FOP	140	30	42	7,704
FOP	192	30	58	10,640
FOP	240	30	72	13,208
FUS	1,786	100	1,786	327,620
UOP	80	20	16	2,935
TOTALS	4,912		4,115	754,847

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	11	4,115	141.4618	201.58	829,502	2004	2004	0	0	91.00

1 SFR CUST - 100% - 2021

Heated Area: 3652

HX Base Yr 2021

Floor plan diagram showing rooms and dimensions:

- FUS 2004: 39' x 20'
- FOP 2004: 21' x 14'
- FCB 2004: 14' x 11'
- BAS 2004: 50' x 19'
- FGR 2004: 25' x 20'
- FOP 2011: 16' x 10'
- JOP 2004: 10' x 8'

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023

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