BLK B (K/A PARCEL B} LOT 6
IN OR 756/241
WILDERS SUB OF NASSAU RIVER

WHITE DAVID K/CHAE HYE C
95674 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5200-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

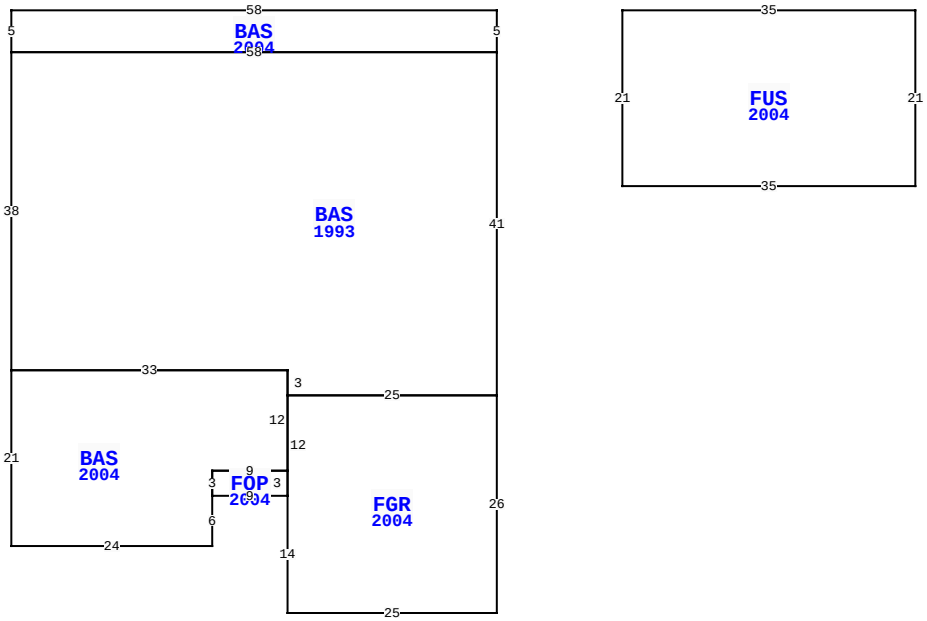
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,279	100	2,279	187,177
BAS	290	100	290	23,818
BAS	612	100	612	50,264
FGR	650	55	358	29,403
FOP	27	30	8	657
FUS	735	100	735	60,367
TOTALS	4,593		4,282	351,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,282	84.3480	100.16	428,885	1986	1986	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1997 Heated Area: 3916 HX Base Yr 1997



95674 WILDER BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,686
TOTAL MARKET OB/XF VALUE		39,735
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		791,421
SOH/AGL Deduction		352,189
ASSESSED VALUE		439,232
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		389,232
TOTAL JUST VALUE		791,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		701,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0756/0241	4/04/1996	WD	Q	I		235,000
GRANTOR: GRIEGER JAMES L & PAT						
GRANTEE: WHITE DAVID & CHAE						
0664/0037	7/29/1992	QC	U	I	01	100
GRANTOR: GRIEGER JAMES LEE						
GRANTEE: GRIEGER JAMES &PATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W58 S5 BAS=[YR=1993] S38 BAS=[YR=2004] S21 E24 N6 FOP=[YR=2004] E9 FGR=[YR=2004] S14 E25 N26 W25 S12 $ N3 W9 S3 $ N3 E9 N12 W33 $ E33 S3 E25 N41 W58 $ E58 N5 $ PTR= E15 FUS=[YR=2004] E35 S21 W35 N21$ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
7	0855	CONC PAVER	0	100	0	0	202.00	SF	10.00	10.00	100	1986	1986	3	52	1,050	
10	1121	CB 4"	0	100	99	3	297.00	SF	5.00	5.00	100	1992	1992	3	66	980	
11	0920	CWALL-WD/M	0	100	0	0	99.00	LF	390.00	390.00	100	1992	1992	3	20	7,722	
12	0300	BOAT DCK W	0	100	26	14	364.00	SF	40.00	40.00	100	1990	1990	3	20	2,912	
13	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1999	1999	3	20	300	
15	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00	100	2004	2004	3	24	662	
16	0303	FLT DOCK W	0	100	24	10	240.00	SF	26.00	26.00	100	2004	2004	3	40	2,496	
17	0855	CONC PAVER	0	100	0	0	1,730.00	SF	10.00	10.00	100	2004	2004	3	86	14,878	
18	0858	SCULP CONC	0	100	0	0	196.00	SF	13.00	13.00	100	2004	2004	3	96	2,446	

TOTAL OB/XF 35,616

LAND DESCRIPTION

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	100		RS-1	100.00	325.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 04/03/2020 BY KWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS

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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
19	1242	WD DECK A	0	100	0	0	488.00	SF	10.00	10.00	100	2004	2004	3	24	1,171	
21	0350	CARPORT WD	0	100	18	18	324.00	SF	13.00	13.00	100	2014	2014	3	70	2,948	

LAND DESCRIPTION

TOTAL OB/XF 4,119

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 04/03/2020 BY KWA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS