

BLK B (K/A PARCEL B} LOT 7
IN OR 840/155
WILDERS SUB OF NASSAU RIVER

LEE JOSEPH M & ELIZABETH A H
95658 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5200-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

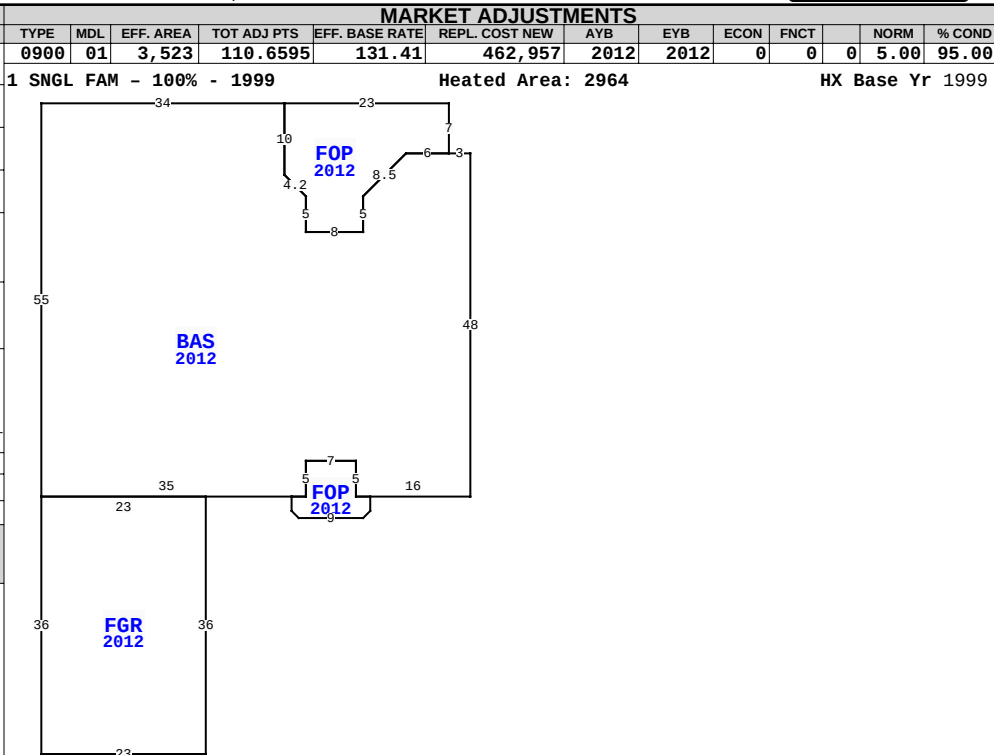
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,964	100	2,964	370,024
FGR	828	55	455	56,802
FOP	67	30	20	2,497
FOP	281	30	84	10,486

TOTALS	4,140	3,523	439,809
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
8	0350	CARPORT WD	0 100	10	20	200.00	SF	13.00	13.00	100	1990
9	0303	FLT DOCK W	0 100	0	0	380.00	SF	26.00	26.00	100	2011
10	0310	AL GANG WY	0 100	0	0	30.00	LF	115.00	115.00	100	2011
11	0462	ST/AL FNC	0 100	252	0	1,008.00	SF	10.00	10.00	100	2012
12	0855	CONC PAVER	0 100	0	0	2,425.00	SF	10.00	10.00	100	2012
13	0857	SANDSTONE	0 100	0	0	1,831.00	SF	11.20	11.20	100	2012
14	0861	POOL GUNIT	0 100	36	15	540.00	SF	85.00	85.00	100	2012
15	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2012
16	0920	CWALL-WD/M	0 100	0	0	100.00	LF	390.00	390.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100		RS-1	100.00	325.00	100.00	FF	1.00



95658 WILDER BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/31/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
8	0350	CARPORT WD	0 100	10	20	200.00	SF	13.00	13.00	100	1990	1990	3	20	520	
9	0303	FLT DOCK W	0 100	0	0	380.00	SF	26.00	26.00	100	2011	2011	3	68	6,718	
10	0310	AL GANG WY	0 100	0	0	30.00	LF	115.00	115.00	100	2011	2011	3	55	1,898	
11	0462	ST/AL FNC	0 100	252	0	1,008.00	SF	10.00	10.00	100	2012	2012	3	71	7,157	
12	0855	CONC PAVER	0 100	0	0	2,425.00	SF	10.00	10.00	100	2012	2012	3	94	22,795	
13	0857	SANDSTONE	0 100	0	0	1,831.00	SF	11.20	11.20	100	2012	2012	3	98	20,097	
14	0861	POOL GUNIT	0 100	36	15	540.00	SF	85.00	85.00	100	2012	2012	3	71	32,589	
15	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	60	1,200	
16	0920	CWALL-WD/M	0 100	0	0	100.00	LF	390.00	390.00	100	2012	2012	3	60	23,400	

TOTAL OB/XF											
116,374	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
100.00	FF	1.00	1.00	1.00	4,000.00	4,000.00	400,000				

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						439,809					
TOTAL MARKET OB/XF VALUE						116,374					
TOTAL LAND VALUE - MARKET						400,000					
TOTAL MARKET VALUE						956,183					
SOH/AGL Deduction						438,466					
ASSESSED VALUE						517,717					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						467,717					
TOTAL JUST VALUE						956,183					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						750,979					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25701	CO ISSUED	0	12/14/2012
E25340	ELEC OTHER	0	08/01/2012
B26296	SWIM POOL	37,000	08/01/2012
E24938	ELEC OTHER	0	04/01/2012
M17115	H/AC	0	04/01/2012
P15786	NEW CONSTR	0	03/01/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0840/0155	7/07/1998	WD	Q	I		250,000			
GRANTOR: DEGROVE CHARLES W JR									
GRANTEE: LEE JOSEPH M & ELIZ									
0408/0033	12/01/1983	FS	U	V		100			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W3 FOP=[YR=2012] N7 W23 S10 D3 R3 S5 E8 N5 U6 R6 E6 \$ W6 D6 L6 S5 W8 N5 L3 U3 N10 W34 S55 FGR=[YR=2012] S36 E23 N36 W23 \$ E35 FOP=[YR=2012] S2 D1 R1 E9 U1 R1 N2 W2 N5 W7 S5 W2 \$ E2 N5 E7 S5 E16 N48 \$.											