

ANDERSON RAY E JR/RAMSAY JANE
95614 WILDER BLVD
FERNANDINA BEACH, FL 32034

44-2N-28-5200-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	20.80	79.20																		
Exterior Wall		06	BD/BATTEN 60		0900	01	2,432	106.1340	126.03	306,505	1976	1990	0	0	0	20.80	79.20																	
Exterior Wall		16	WD FR STUC 40		1 SNGL FAM - 100% - 2021										Heated Area: 1910 HX Base Yr 2021																			
Roof Structur		03	GABLE/HIP 100												VALUATION BY										STANDARD									
Roof Cover		03	COMP SHNGL 100												Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										242,752									
Interior Floo		12	HARDWOOD 60												TOTAL MARKET OB/XF VALUE										73,645									
Interior Floo		11	CLAY TILE 40												TOTAL LAND VALUE - MARKET										400,000									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										716,397									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										122,060									
Bedrooms			3 100												ASSESSED VALUE										594,337									
Bathrooms			2.5 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										544,337									
Stories		2.	2. 100		TOTAL JUST VALUE										716,397																			
Units			0 100		NCON VALUE										0																			
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										588,402																			
Quality		02	Quality Level 02																															
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		542	100	542	54,100																													
DCK		346	10	35	3,494																													
FGR		292	55	161	16,070																													
FGR		334	55	184	18,366																													
FOP		48	30	14	1,397																													
FSP		320	40	128	12,777																													
FUS		1,368	100	1,368	136,548																													
TOTALS		3,250		2,432	242,752																													
EXTRA FEATURES										95614 WILDER BLVD, FERNANDINA BEACH																								
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																	
1		0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00		26.00	100	2014	2014	3	78	4,056																
2		0810	CONCRETE A	0	100	6	6	36.00	SF	6.50		6.50	100	1986	1986	3	52	122																
5		0812	CONCRETE C	0	100	0	0	1,931.00	SF	4.00		4.00	100	2006	2006	3	88	6,797																
6		0310	AL GANG WY	0	100	0	0	29.00	LF	115.00		115.00	100	2006	2006	3	31	1,034																
7		1242	WD DECK A	0	100	0	0	294.00	SF	10.00		10.00	100	2007	2007	3	35	1,029																
8		0855	CONC PAVER	0	100	0	0	300.00	SF	10.00		10.00	100	2008	2008	3	90	2,700																
9		0878	SPA	0	100	0	0	1.00	UT	3,000.00		3,000.00	100	2008	2008	3	40	1,200																
10		0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00		1,000.00	100	2010	2010	3	50	2,000																
11		0861	POOL GUNIT	0	100	34	14	476.00	SF	85.00		85.00	100	2020	2020	3	95	38,437																
12		0857	SANDSTONE	0	100	0	0	720.00	SF	16.00		16.00	100	2020	2020	3	100	11,520																
LAND DESCRIPTION										TOTAL OB/XF										68,895														
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	300.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000																

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