

BLK B (K/A PARCEL B) LOT 10
IN OR 839/1978
WILDERS SUB OF NASSAU RIVER

MORLEY CYNTHIA J
95596 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5200-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD\$ 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
BAL	24	15	4	404
BAL	112	15	17	1,717
BAS	912	100	912	92,117
FOP	324	30	97	9,798
STR	44	10	4	404
STR	63	10	6	606

TOTALS	1,479	1,040	105,046
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50
3	0300	BOAT DCK W	0	100	10	10	100.00	SF	40.00
4	0820	WOOD WALK	0	100	0	0	92.00	SF	11.75
5	0310	AL GANG WY	0	100	0	0	54.00	LF	115.00
6	0303	FLT DOCK W	0	100	20	10	200.00	SF	0.26
7	0317	DCK PLNG W	0	100	0	0	4.00	UT	10.00
8	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	100		RS-1	100.00	300.00	100.00

REVIEW DATE 03/22/2019 BY KWX

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,040	129.3894	116.77	121,441	1987	1995		0	0	13.50	86.50	
1 SINGLE FAM - 100% - 2019 Heated Area: 912 HX Base Yr													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023
INC DATE		AG DATE	MLU
95596 WILDER BLVD, FERNANDINA BEACH			

TOTAL OB/XF													
3,808													

Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		116,606	
TOTAL MARKET OB/XF VALUE		3,808	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		520,414	
SOH/AGL Deduction		30,189	
ASSESSED VALUE		490,225	
TOTAL EXEMPTION VALUE		13	490,225
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		520,414	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		452,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000660	REPAIR/RRF	0	01/01/2020
995722	CHNGE SRVC	500	03/01/1999
3745	NEW CONSTR	22,935	12/05/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0839/1978	7/06/1998	WD Q	I		
GRANTOR: WICKER CARY A & CARME					
GRANTEE: MORLEY JOHN D & CYN					
0213/0341	1/01/1976	WD Q	I		
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=1993] W28 BAL=[YR=1994] W3 S8 STR=[YR=1994] W4 S9 E7 BAS=[YR=1993] S18 STR=[YR=1994] W4 S11 BAL=[YR=1994] S4 E28 N4 W28\$ E4 N11\$ S11 E24 N38 W24 S9\$ N9 W3\$ E3 N8\$ S8 E24 S25 E4 N33\$.					

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