

BLK B {K/A PARCEL B} LOT 12
IN OR 2542/349
WILDERS SUB OF NASSAU RIVER

EDWARDS DONALD PATRICK EXEMPT TRUST/EDWARDS DONALD
PO BOX 789
YULEE, FL 32041

2023

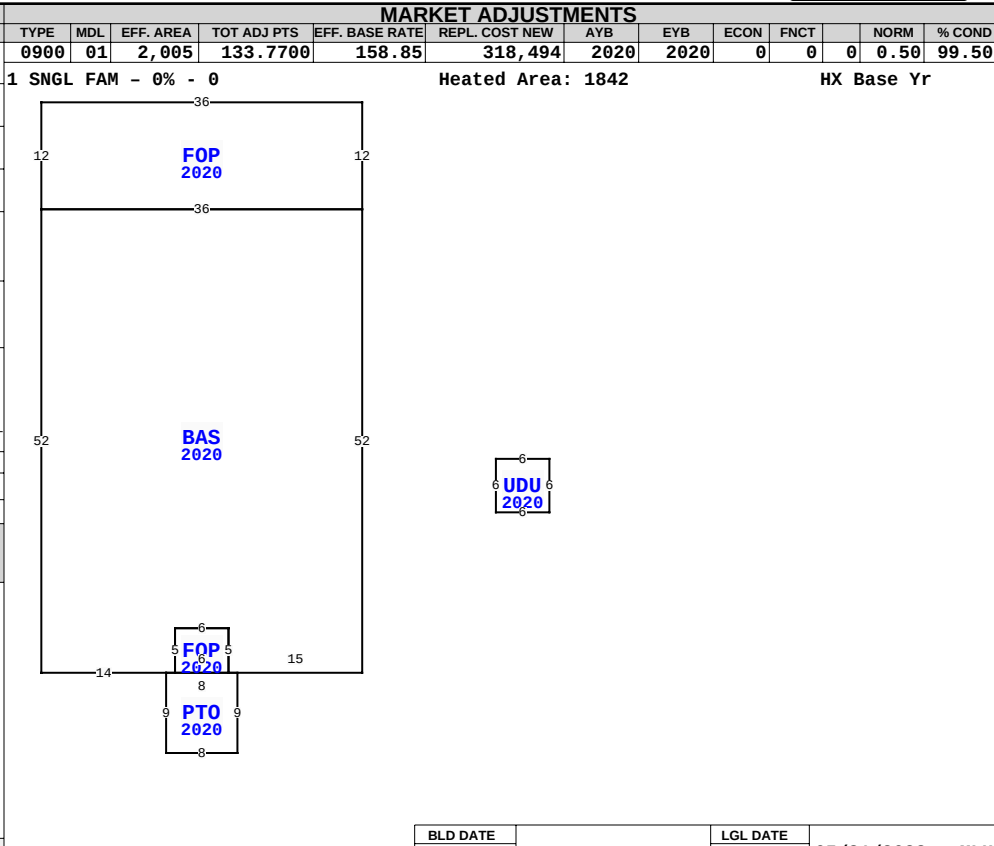
44-2N-28-5200-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	1,842	100	1,842	291,139
FOP	30	30	9	1,423
FOP	432	30	130	20,548
PTO	72	5	4	632
UDU	36	55	20	3,161
TOTALS	2,412		2,005	316,902



95562 WILDER BLVD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/31/2023 MLU

EXTRA FEATURES															TOTAL OB/XF				
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	0310	AL GANG WY	0	0	0	0	50.00	LF	115.00	115.00	100	2018	2018	3	86	4,945			
2	0300	BOAT DCK W	0	0	34	4	136.00	SF	50.00	50.00	100	2018	2018	3	90	6,120			
3	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	86	1,978			
4	0303	FLT DOCK W	0	0	20	8	160.00	SF	32.50	32.50	100	2018	2018	3	90	4,680			
5	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,250.00	1,250.00	100	2018	2018	3	86	4,300			
6	0350	CARPORT WD	0	0	28	12	336.00	SF	14.30	14.30	100	2018	2018	3	86	4,132			
7	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2018	2018	3	86	2,150			
8	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	93	3,255			
9	0462	ST/AL FNC	0	0	240	0	1,200.00	SF	10.00	10.00	100	2020	2020	3	95	11,400			
10	0812	CONCRETE C	0	0	0	0	862.00	SF	4.00	4.00	100	2020	2020	3	99	3,414			

LAND DESCRIPTION										TOTAL OB/XF										46,374		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA					
1	000132	C	SFR RIVER	0		RS-1	100.00	300.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	4					