

BLK B {K/A PARCEL B} LOT 14
IN OR 1253/403
WILDERS SUB OF NASSAU RIVER

AMATO DAVID M & LESA A
95524 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5200-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

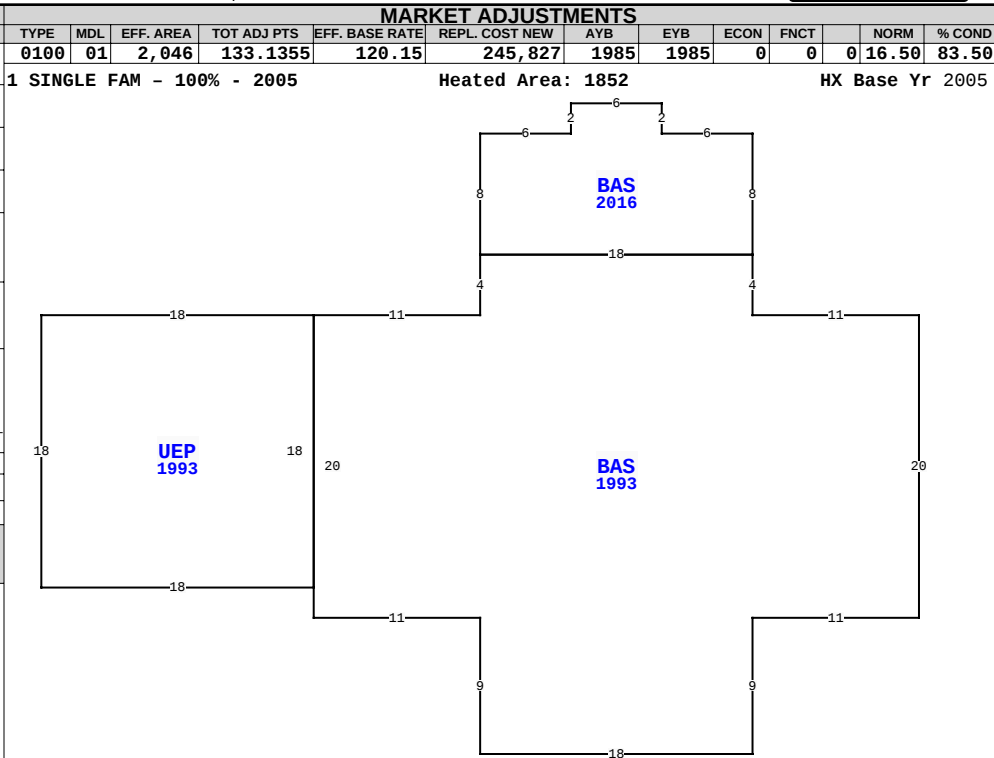
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,034	100	1,034	103,736
BAS	156	100	156	15,650
FUS	662	100	662	66,415
UEP	324	60	194	19,463

TOTALS	2,176	2,046	205,266
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	18	432.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	1242	WD DECK A	0	100	0	0	114.00	SF	10.00	10.00	
5	0680	POLE SHED	0	100	20	8	160.00	SF	10.00	10.00	
6	0300	BOAT DCK W	0	100	0	0	566.00	SF	40.00	40.00	
7	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	
10	0810	CONCRETE A	0	100	0	0	381.00	SF	6.50	6.50	
11	0940	SHEDS/PORT	0	100	29	7	203.00	SF	30.00	30.00	
12	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	100		RS-1	100.00	340.00	100.00	FF	



95524 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
1	0510	GARAGE WD-	0	100	24	18	432.00	SF	35.00	35.00	100	1986	1986	3	20	3,024	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1990	1990	3	62	218	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
4	1242	WD DECK A	0	100	0	0	114.00	SF	10.00	10.00	100	2000	2000	3	20	228	
5	0680	POLE SHED	0	100	20	8	160.00	SF	10.00	10.00	100	1990	1990	3	20	320	
6	0300	BOAT DCK W	0	100	0	0	566.00	SF	40.00	40.00	100	1992	1992	3	20	4,528	
7	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1992	1992	3	20	600	
10	0810	CONCRETE A	0	100	0	0	381.00	SF	6.50	6.50	100	1994	1994	3	70	1,734	
11	0940	SHEDS/PORT	0	100	29	7	203.00	SF	30.00	30.00	100	1992	1992	3	20	1,218	
12	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	1992	1992	3	20	832	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	100		RS-1	100.00	340.00	100.00	FF	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,046	133.1355	120.15	245,827	1985	1985	0	0	0 16.50	83.50

NASSAU COUNTY PROPERTY VALUATION SUMMARY

Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE		217,404
TOTAL MARKET OB/XF VALUE		40,949
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		658,353
SOH/AGL Deduction		255,399
ASSESSED VALUE		402,954
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		352,954
TOTAL JUST VALUE		658,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104778	ROOF	30,000	04/16/2021
B1530369	ADDITION	17,573	04/01/2015
B1530370	POOL PAVILLION	10,500	03/15/2015
B1530130	SWIM POOL	41,500	03/01/2015
3697	N/A	3,870	11/16/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1253/0403	8/17/2004	WD	Q	I		599,000	
GRANTOR: BURGE RICHARD D & PAT							
GRANTEE: AMATO DAVID M & LES							
0347/0446	11/01/1981	WD	Q	V		12,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES

BAS=[YR=1993] W11 N4 BAS=[YR=2016] N8 W6 N2 W6 S2 W6 S8 E18\$ W18 S4 W11 UEP=[YR=1993] W18 S18 E18 N18\$ S20 E11 S9 E18 N9 E11 N20\$ FUS=[YR=1993] 662 \$.

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[illegible]