

BLK B {K/A PARCEL B} LOTS 22 &
23 & PT OF GOVT LOT 2 OF
SEC 34-2N-28E IN OR 2382/378

DUDEK FAMILY TRUST/DUDEK DANIEL D JR TRUSTEE
95352 WILDER BLVD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5200-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality 01 Quality Level 01

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	2,910	100	2,910	310,594
FGR	849	55	467	49,844
FOP	61	30	18	1,921
FOP	402	30	121	12,915
FST	104	55	57	6,084
FUS	471	100	471	50,271
STR	48	10	5	533

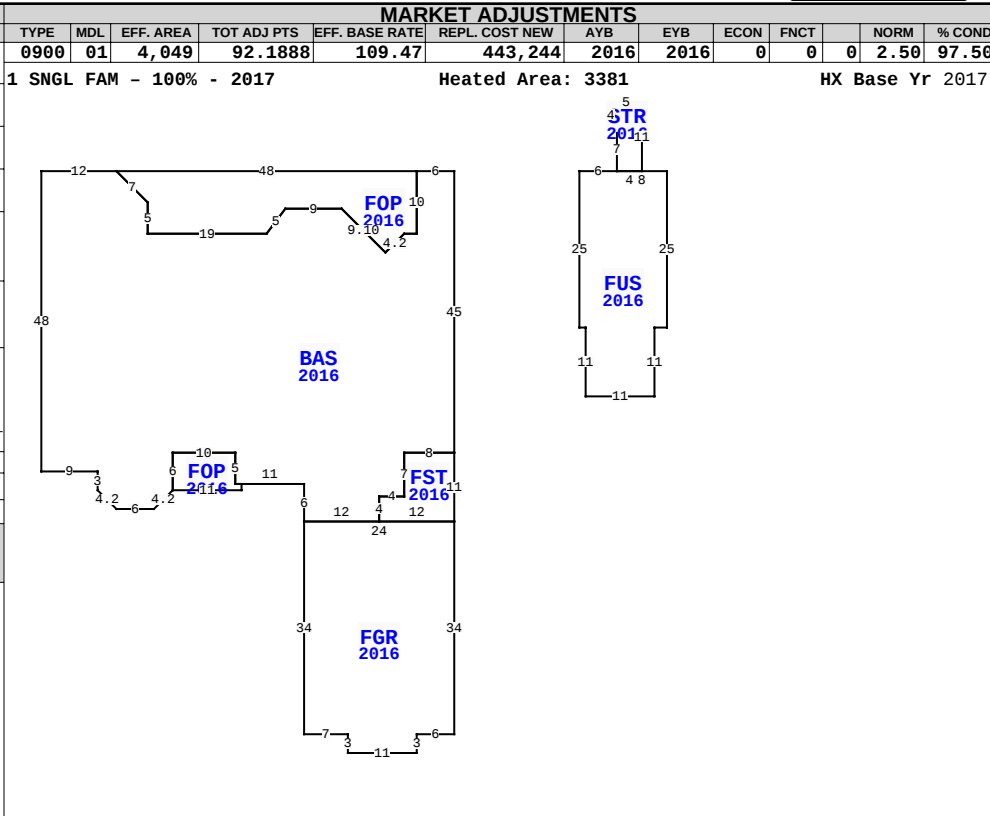
TOTALS 4,845 4,049 432,163

EXTRA FEATURES

TOTALS		4, 845		4, 049		432, 163	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W		
1	0310	AL GANG WY	0 100	0	0		
2	0310	AL GANG WY	0 100	0	0		
3	0300	BOAT DCK W	0 100	0	0		
4	0323	BOAT LFT H	0 100	0	0		
5	0317	DCK PLNG W	0 100	0	0		
6	0303	FLT DOCK W	0 100	20	10		
7	0600	SUMMER KIT	0 100	0	0		
8	0871	POOL HTR R	0 100	0	0		
9	0861	POOL GUNIT	0 100	0	0		
10	0855	CONC PAVER	0 100	0	0		

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100		RS-1	300.00	350.00	300.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	1,200,000							



95352 WILDER BLVD, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/31/2023 MLU

TOTAL OB/XF 85,014

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NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 432,163

TOTAL MARKET OB/XF VALUE 108,542

TOTAL LAND VALUE - MARKET 1,200,000

TOTAL MARKET VALUE 1,740,705

SOH/AGL Deduction 575,624

ASSESSED VALUE 1,165,081

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 1,115,081

TOTAL JUST VALUE 1,740,705

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,420,587

REVIEW DATE 01/04/2017 BY KW Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 08/02/2023 BY SYS

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY											
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																													Tax Group: 4					Tax Dist:						
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