

LOT 34
IN OR 890/1811
R278105 & R278106

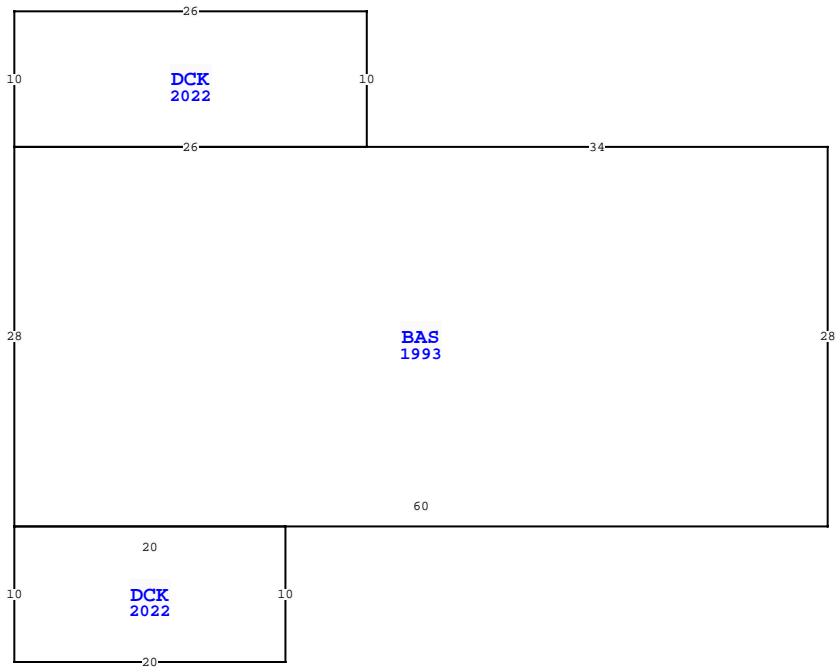
WILDER RONALD B & SANDRA K
95147 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

05-2N-27-4292-0034-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Quality	03	Quality Level	03
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,680	100	1,680
DCK	200	15	30
DCK	260	15	39
TOTALS	2,140		1,749

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,749	124.0000	86.80	151,813	1986	1986		0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1680											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			45,544
TOTAL MARKET OB/XF VALUE			2,100
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			127,644
SOH/AGL Deduction			51,199
ASSESSED VALUE			76,445
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			76,445
TOTAL JUST VALUE			127,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0890/1811	6/14/1999	QC	U	I	07	100
GRANTOR: BROWN DONALD G JR & J						
GRANTEE: WILDER RONALD B & S						
0887/0054	6/14/1999	QC	U	I	05	15,000
GRANTOR: BROWN DONALD G JR &						
GRANTEE: WILDER RONALD & SAN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

EXTRA FEATURES															
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	0500	FP-PRE FAB	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W34 DCK=[YR=2022] N10 W26 S10 E26\$ W26 S28	
DCK=[YR=2022] S10 E20 N10 W20\$ E60 N28 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							