

IN OR 2642/1677  
ESMT OR 534/631  
EX R/W IN OR 672/447

WILDER JO ANN ET AL/HULS MICHAEL  
95020 MEG LANE  
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0000-0003-0010



| BUILDING CHARACTERISTICS |         |                  |
|--------------------------|---------|------------------|
| ELEMENT                  | CD      | CONSTRUCTION     |
| Exterior Wall            | 26      | AL SIDING 100    |
| Roof Structur            | 03      | GABLE/HIP 100    |
| Roof Cover               | 01      | MINIMUM 100      |
| Interior Wall            | 04      | PLYWOOD 100      |
| Interior Floo            | 14      | CARPET 70        |
| Interior Floo            | 08      | SHT VINYL 30     |
| Air Condition            | 02      | WINDOW 100       |
| Heating Type             | 03      | FORCED AIR 100   |
| Bedrooms                 |         | 2 100            |
| Bathrooms                |         | 2 100            |
| Frame                    |         | N/A 100          |
| Stories                  | 0       | 0 100            |
| Units                    |         | 0 100            |
|                          |         |                  |
| Quality                  | 03      | Quality Level 03 |
| DOR CODE                 | 0200    | MOBILE HOME      |
| MAP NUM                  |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC         | 4005.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 868              | 100         | 868          | 18,009               |
| UST       | 160              | 55          | 88           | 1,826                |
| TOTALS    | 1,028            |             | 956          | 19,835               |

| 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   | 0937       | WELL        | 0       | 100 | 0  | 0     |    | 1.00   | UT 6,000.00    | 6,000.00  | 100     | 1985        | 1985 | 3      | 100             | 6,000 |
| 2   | 0936       | SEPTC TANK  | 0       | 100 | 0  | 0     |    | 1.00   | UT 6,000.00    | 6,000.00  | 100     | 1985        | 1985 | 3      | 100             | 6,000 |
| 3   | 1242       | WD DECK A   | 0       | 100 | 6  | 8     |    | 48.00  | SF 10.00       | 10.00     | 100     | 1985        | 1985 | 3      | 20              | 96    |
| 4   | 0751       | UOP         | 0       | 100 | 0  | 0     |    | 218.00 | SF 10.00       | 10.00     | 100     | 2010        | 2010 | 3      | 60              | 1,308 |
| 5   | 0751       | UOP         | 0       | 100 | 7  | 8     |    | 56.00  | SF 10.00       | 10.00     | 100     | 2012        | 2012 | 3      | 68              | 381   |
| 6   | 1242       | WD DECK A   | 0       | 100 | 8  | 8     |    | 64.00  | SF 10.00       | 10.00     | 100     | 2012        | 2012 | 3      | 55              | 352   |
| 7   | 1242       | WD DECK A   | 0       | 100 | 10 | 8     |    | 80.00  | SF 10.00       | 10.00     | 100     | 2012        | 2012 | 3      | 55              | 440   |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 14,577   |     |     |          |       |       |             |           |     |           |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 4.90        | AC        |     | 1.00      | 1.00   | 0.85    | 75,000.00  | 63,750.00      |

REVIEW DATE 03/09/2022 BY KWA

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |         |        |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0820                                                     | 02  | 956       | 98.8000     | 69.16          | 66,117         | 1984 | 1984 | 0    | 0    | 0 70.00 | 30.00  |
| 1 M/H 93- - 100% - 2024 Heated Area: 868 HX Base Yr 2024 |     |           |             |                |                |      |      |      |      |         |        |
|                                                          |     |           |             |                |                |      |      |      |      |         |        |
| 95020 MEG LN, FERNANDINA BEACH                           |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE 05/30/2023 MLU                                  |     |           |             |                |                |      |      |      |      |         |        |
| XF DATE                                                  |     |           |             |                |                |      |      |      |      |         |        |
| INC DATE                                                 |     |           |             |                |                |      |      |      |      |         |        |
| LGL 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 |
| 1              | 0937       | WELL        | 0       | 100 | 0  | 0     |    | 1.00   | UT 6,000.00    | 6,000.00  | 100     |
| 2              | 0936       | SEPTC TANK  | 0       | 100 | 0  | 0     |    | 1.00   | UT 6,000.00    | 6,000.00  | 100     |
| 3              | 1242       | WD DECK A   | 0       | 100 | 6  | 8     |    | 48.00  | SF 10.00       | 10.00     | 100     |
| 4              | 0751       | UOP         | 0       | 100 | 0  | 0     |    | 218.00 | SF 10.00       | 10.00     | 100     |
| 5              | 0751       | UOP         | 0       | 100 | 7  | 8     |    | 56.00  | SF 10.00       | 10.00     | 100     |
| 6              | 1242       | WD DECK A   | 0       | 100 | 8  | 8     |    | 64.00  | SF 10.00       | 10.00     | 100     |
| 7              | 1242       | WD DECK A   | 0       | 100 | 10 | 8     |    | 80.00  | SF 10.00       | 10.00     | 100     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 4.90        | AC        |     |

Total Acres: 4.90 Total Land Value: 312,375 Market: 0 Agricultural: 0 Common: 312,375

| NASSAU COUNTY PROPERTY    |  |  |           | PAGE 1 of 3 | 4 |
|---------------------------|--|--|-----------|-------------|---|
| VALUATION SUMMARY         |  |  |           |             |   |
| VALUATION BY              |  |  | STANDARD  |             |   |
| Tax Group: 4              |  |  | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |  |  | 49,919    |             |   |
| TOTAL MARKET OB/XF VALUE  |  |  | 14,577    |             |   |
| TOTAL LAND VALUE - MARKET |  |  | 312,375   |             |   |
| TOTAL MARKET VALUE        |  |  | 376,871   |             |   |
| SOH/AGL Deduction         |  |  | 0         |             |   |
| ASSESSED VALUE            |  |  | 376,871   |             |   |
| TOTAL EXEMPTION VALUE     |  |  | HX HB     |             |   |
| BASE TAXABLE VALUE        |  |  | 326,871   |             |   |
| TOTAL JUST VALUE          |  |  | 376,871   |             |   |
| NCON VALUE                |  |  | 0         |             |   |
| INCOME VALUE              |  |  |           |             |   |
| PREVIOUS YEAR MKT VALUE   |  |  | 373,481   |             |   |

| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
|------------|------------------|-------|------------|
| MH5123     | CO ISSUED        | 0     | 10/29/2008 |
| P13453     | OTHER            | 0     | 09/01/2008 |
| E21147     | ELEC OTHER       | 0     | 08/01/2008 |
| M14086     | MECH OTHER       | 0     | 08/01/2008 |
| B21435     | DEMOLITION OF MH | 2,000 | 05/01/2008 |
| 9233       | MH MOVE-ON       | 3,000 | 03/16/1993 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2642/1677                    | 5/23/2023  | QC        | U   | I   | 11     | 100        |
| GRANTOR: WILDER JOANNE       |            |           |     |     |        |            |
| GRANTEE: WILDER JO ANN ET AL |            |           |     |     |        |            |
| 0278/0062                    | 10/01/1978 | FS        | U   | V   |        | 100        |
| GRANTOR:                     |            |           |     |     |        |            |
| GRANTEE:                     |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|
|                |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                   |  |  |  |  |  |  |
|-----------------------------------------------------------------------|--|--|--|--|--|--|
| BAS=[YR=2008] W31 UST=[YR=2008] N8 W20 S8 E20 \$ W31 S14 E62 N14 \$ . |  |  |  |  |  |  |

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| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 26               | AL SIDING 100    |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 01               | MINIMUM 100      |              |                      |
| Interior Wall            | 04               | PLYWOOD 100      |              |                      |
| Interior Floo            | 14               | CARPET 70        |              |                      |
| Interior Floo            | 08               | SHT VINYL 30     |              |                      |
| Air Condition            | 02               | WINDOW 100       |              |                      |
| Heating Type             | 01               | NONE 100         |              |                      |
| Bedrooms                 |                  | 2 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  |                  | 0 0 100          |              |                      |
| Units                    |                  | 0 100            |              |                      |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 0200             | MOBILE HOME      |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 04                   |
| NEIGHBORHOOD/LOC         | 4005.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 924              | 100              | 924          | 15,491               |
| UOP                      | 144              | 25               | 36           | 604                  |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| TOTALS                   | 1,068            |                  | 960          | 16,094               |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |    |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |
| 0820               | 02  | 960       | 95.8000     | 67.06          | 64,378         | 1986 | 1986 | 0    | 0    | 5  | 70.00 | 25.00  |

2 M/H 93- - 100% - 2024

Heated Area: 924

HX Base Yr 2024

12

12

12

26

40

14

66

UOP  
2008

BAS  
2008

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/30/2023 |

ML

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95020 MEG LANE  
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