



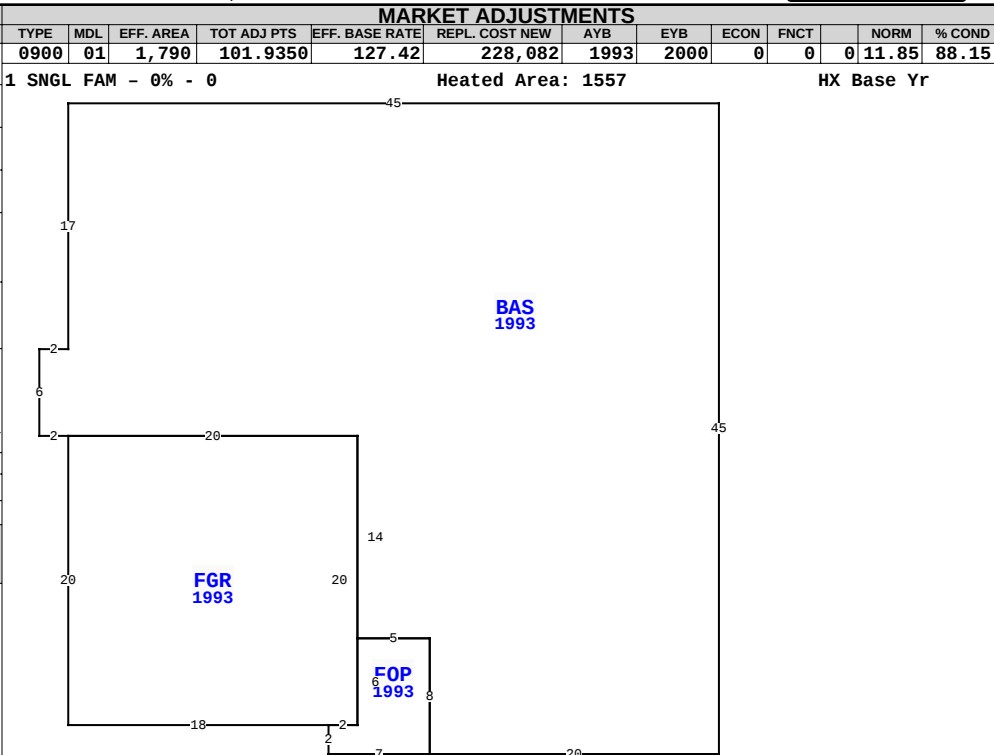
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC		4007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1,557	174,883
FGR	400	55	220	24,710
FOP	44	30	13	1,460

TOTALS	2,001	1,790	201,054
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	1,533.00	SF	5.20
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00



95223 WILDWOOD CIR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	05/26/2023	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	0811	CONCRETE B	0	0	0	0	1,533.00	SF	5.20	5.20	100	1993	1993	3	66	5,261	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

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
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										201,054									
TOTAL LAND VALUE - MARKET										85,000									
TOTAL MARKET VALUE										293,905									
SOH/AGL Deduction										91,860									
ASSESSED VALUE										202,045									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										202,045									
TOTAL JUST VALUE										293,905									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										285,211									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1811370	REPAIR/RRF	7,750	11/14/2018
8709	NEW CONSTR	66,340	02/23/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2660/1067	11/17/2022	WD	U	I	11	100			
GRANTOR: DARBY MICHAEL & JACKI									
GRANTEE: DARBY FAMILY TRUST									
0933/1079	5/24/2000	WD	U	I	05	86,900			
GRANTOR: SECRETARY OF VETERANS									
GRANTEE: DARBY MICHAEL & JAC									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W45 S17 W2 S6 E2 FGR=[YR=1993] S20 E18									
FOP=[YR=1993] S2 E7 N8 W5 S6 W2\$E2 N20 W20\$ E20 S14 E5 S8 E20 N45\$.									