BLOCK 1 LOT 3
IN OR 1037/48
ROSEWOOD MEADOWS #1 PB 5/314

TAYLOR JAMES L
PO BOX 729
YULEE, FL 32041-0729

2024

31-2N-28-1875-0001-0030

BUILDING CHARACTERISTICS

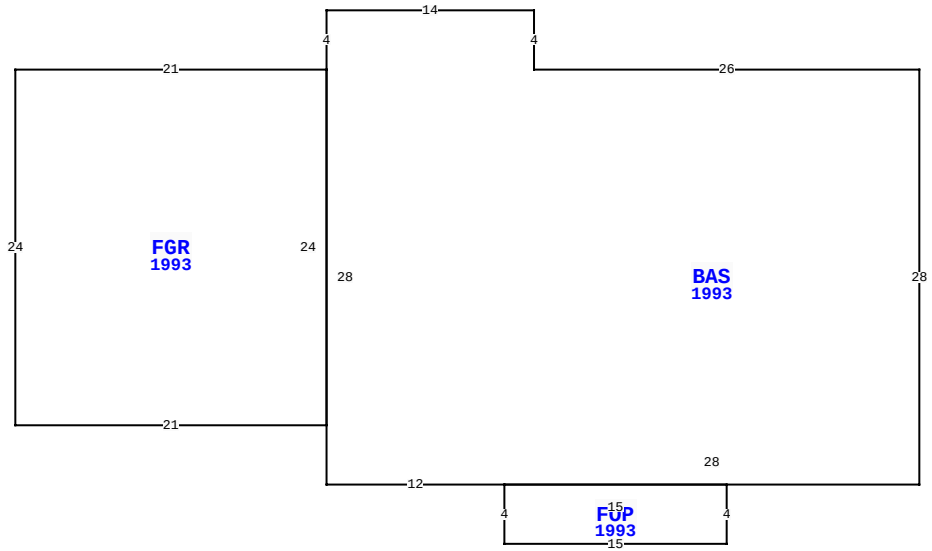
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,176	100	1,176	140,325
FGR	504	55	277	33,053
FOP	60	30	18	2,148
TOTALS	1,740		1,471	175,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,471	107.5590	134.45	197,776	1993	2000	0	0	0	11.25	88.75

1 SNGL FAM – 0% - 0 Heated Area: 1176 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 05/26/2023 MLU
INC DATE			AG DATE

95173 WILDWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	175,526
TOTAL MARKET OB/XF VALUE	3,642
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	264,168
SOH/AGL Deduction	83,530
ASSESSED VALUE	180,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,638
TOTAL JUST VALUE	264,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514540	REPAIR/RRF	8,500	07/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1037/0048	2/12/2002	WD	U	I	05	87,800
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: TAYLOR JAMES L						
0997/1848	7/16/2001	CT	U	I	07	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N4 W14 S4 FGR=[YR=1993] W21 S24 E21 N24$ S28 E12 FOP=[YR=1993] S4 E15 N4 W15$ E28 N28 $.

EXTRA FEATURES

LN	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	1,516.00	SF	3.64	3.64	100	1993	1993	3	66	3,642	

LAND DESCRIPTION

TOTAL OB/XF 3,642

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/30/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS