BLOCK 1 LOT 5
ROSEWOOD MEADOWS #1 PB 5/314

PALMER CHAD A & HEATHER E
95149 WILDWOOD CR
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1875-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

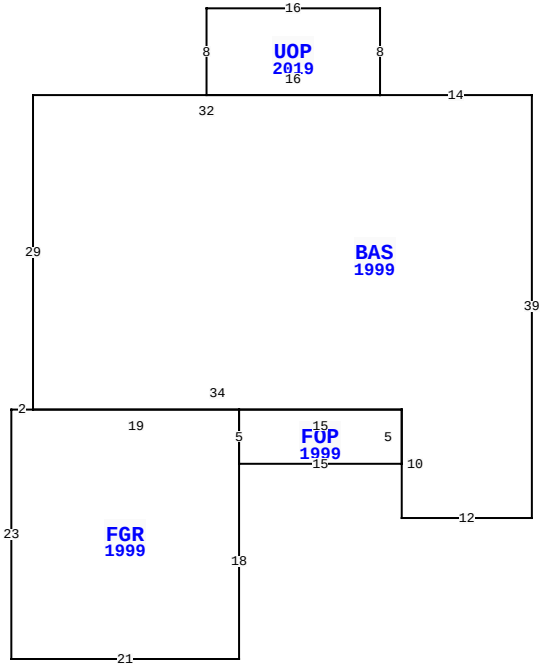
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,454	100	1,454	159,976
FGR	483	55	266	29,267
FOP	75	30	22	2,421
UOP	128	20	26	2,861
TOTALS	2,140		1,768	194,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,768	124.0050	117.80	208,270	1999	2009	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2023 Heated Area: 1454 HX Base Yr



95149 WILDWOOD CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,524
TOTAL MARKET OB/XF VALUE		4,515
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		284,039
SOH/AGL Deduction		356
ASSESSED VALUE		283,683
TOTAL EXEMPTION VALUE	13	283,683
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		284,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005605	20'X12' SCREEN EN	7,704	05/08/2024
9906074	NEW CONSTR	70,644	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1765	9/13/2022	WD	Q	I	01	338,000
GRANTOR: WINTERS BUDDY L						
GRANTEE: PALMER CHAD A & HEA						
2381/1146	7/24/2020	QC	U	I	11	100
GRANTOR: WINTERS ANGEL KATHRIN						
GRANTEE: WINTERS BUDDY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 UOP=[YR=2019] N8 W16 S8 E16$ W32 S29
FGR=[YR=1999] W2 S23 E21 N18 FOP=[YR=1999] E15 N5 W15 S5$ N5 W19$ E34 S10 E12 N39$.

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	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	1999	1999	3	77	511	
2	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50	6.50	100	1999	1999	3	77	4,004	

LAND DESCRIPTION

TOTAL OB/XF 4,515

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/17/2024 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS