BLOCK 1 LOT 10
ROSEWOOD MEADOWS #1 PB 5/314

FIELDS ADAM C & ABIGAIL C
95081 WILDWOOD CIR
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1875-0001-0100

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 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	02	Quality Level 02

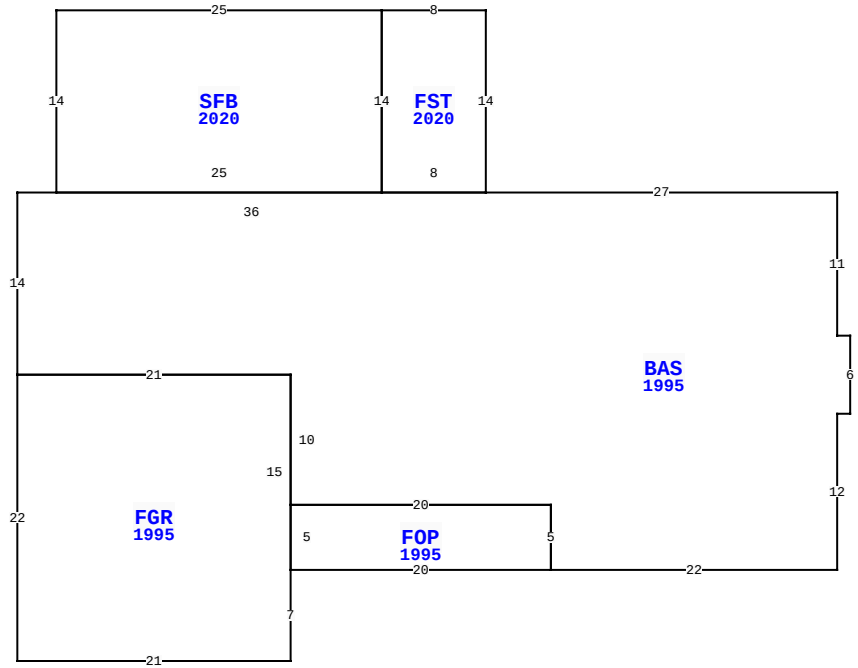
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	1,418	161,561
FGR	462	55	254	28,940
FOP	100	30	30	3,418
FST	112	55	62	7,064
SFB	350	80	280	31,902
TOTALS	2,442		2,044	232,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,044	99.6170	124.52	254,519	1995	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 0 Heated Area: 1698 HX Base Yr



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

95081 WILDWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,885
TOTAL MARKET OB/XF VALUE		5,405
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		323,290
SOH/AGL Deduction		15,825
ASSESSED VALUE		307,465
TOTAL EXEMPTION VALUE	QP	307,465
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		323,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1808378	REPAIR/RRF	13,668	08/16/2018
984734	ADDITION	19,404	05/01/1998
95-01766	NEW CONSTR	70,000	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0703	12/18/2020	WD	Q	I	02	220,000
GRANTOR: KNIGHT FRANCES						
GRANTEE: FIELDS ADAM C & ABI						
0733/1907	7/14/1995	WD	Q	I		80,500
GRANTOR: WILLIAMS LOUISE						
GRANTEE: KNIGHT DANNIS W & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W1 N11 W27 FST=[YR=2020] N14 W8 SFB=[YR=2020] W25 S14 E25 N14 $ S14 E8 $ W36 S14 FGR=[YR=1995] S22 E21 N7 FOP=[YR=1995] E20 N5 W20 S5 $ N15 W21 $ E21 S10 E20 S5 E22 N12 E1 N6 $.

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	0812	CONCRETE C	0	100	0	0	1,560.00	SF	4.00	4.00	100	1995	1995	3	70	4,368	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	22.50	22.50	100	2005	2005	3	24	1,037	

LAND DESCRIPTION

TOTAL OB/XF 5,405

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 12/08/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS