

BLOCK 2 LOT 1
IN OR 2076/1539
ROSEWOOD MEADOWS #1 PB 5/314

WALKER CLARENCE C III
PO BOX 6145
FERNANDINA BEACH, FL 32035-6145

2024

31-2N-28-1875-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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

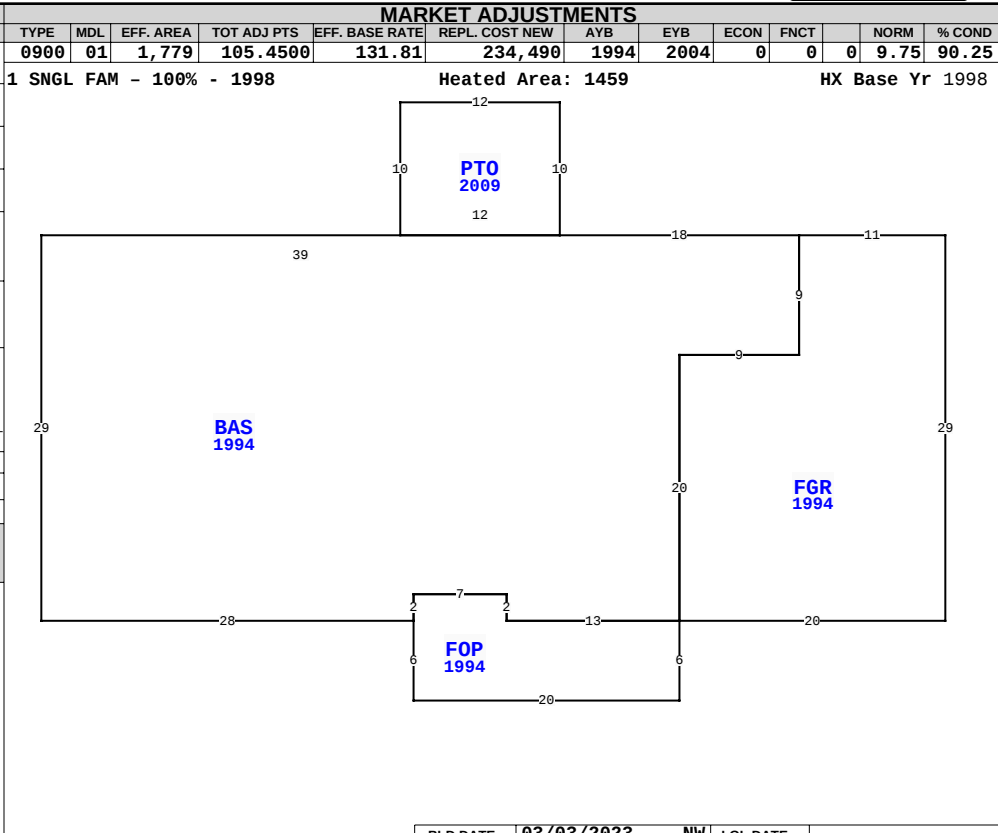
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100	1,459	173,561
FGR	499	55	274	32,595
FOP	134	30	40	4,758
PTO	120	5	6	714

TOTALS	2,212	1,779	211,627
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,449.00	SF	4.00	



95066 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0 100	0	0	1,449.00	SF	4.00	4.00	100	1994	1994	3	68	3,941	

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	100	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										211,627									
TOTAL MARKET OB/XF VALUE										6,601									
TOTAL LAND VALUE - MARKET										85,000									
TOTAL MARKET VALUE										303,228									
SOH/AGL Deduction										181,681									
ASSESSED VALUE										121,547									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										71,547									
TOTAL JUST VALUE										303,228									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										294,469									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909183	REPAIR/RRF	10,596	08/26/2019
94-00824	NEW CONSTR	66,260	03/01/1994

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1994] W11 BAS=[YR=1994] W18 PTO=[YR=2009] N10 W12 S10 E12 \$ W39 S29 E28 FOP=[YR=1994] S6 E20 N6 W13 N2 W7 S2\$ N2 E7 S2 E13 N20 E9 N9\$S9 W9 S20 E20 N29\$.									