BLOCK 2 LOT 4
IN OR 768/723
ROSEWOOD MEADOWS #1 PB 5/314

SOLTIS RONALD T EST
C/O FRANCES SOLTIS, 95218 WILDWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1875-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

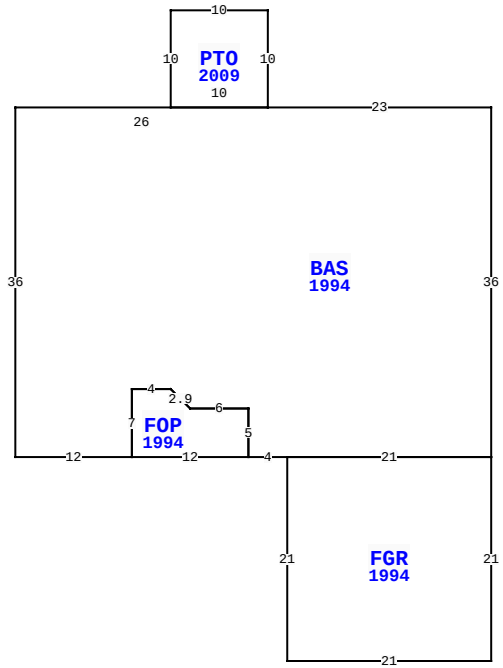
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,694	100	1,694	188,617
FGR	441	55	243	27,057
FOP	70	30	21	2,338
PTO	100	5	5	556
TOTALS	2,305		1,963	218,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,963	99.2446	124.06	243,530	1994	2002	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 1997 Heated Area: 1694 HX Base Yr 1997



95218 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		218,568
TOTAL MARKET OB/XF VALUE		6,857
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		310,425
SOH/AGL Deduction		185,088
ASSESSED VALUE		125,337
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		70,337
TOTAL JUST VALUE		310,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615519	REPAIR/RRF	7,590	11/17/2016
94-00823	NEW CONSTR	72,024	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/0723	8/14/1996	WD	U	I	07	100

GRANTOR: GRIFFIS DWIGHT ET AL

GRANTEE: SOLTIS RONALD T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23PTO=[YR=2009] N10 W10 S10 E10 $ W26 S36 E12
FOP=[YR=1994] E12 N5 W6 U2 L2 W4 S7$ N7 E4 D2 R2 E6 S5 E4
FGR=[YR=1994] S21 E21 N21 W21$ E21 N36$.

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	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	1,543.00	SF	4.00	4.00	100	1994	1994	3	68	4,197	

LAND DESCRIPTION

TOTAL OB/XF 6,857

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	0006	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