PT GOVT LOT 2 OF SEC 34-2N-28E
IN OR 2026/1267

GELSTON MATTHEW S & JANELLE M
95075 MALLORY WILDER ST
FERNANDINA BEACH, FL 32034

2024

34-2N-28-0000-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

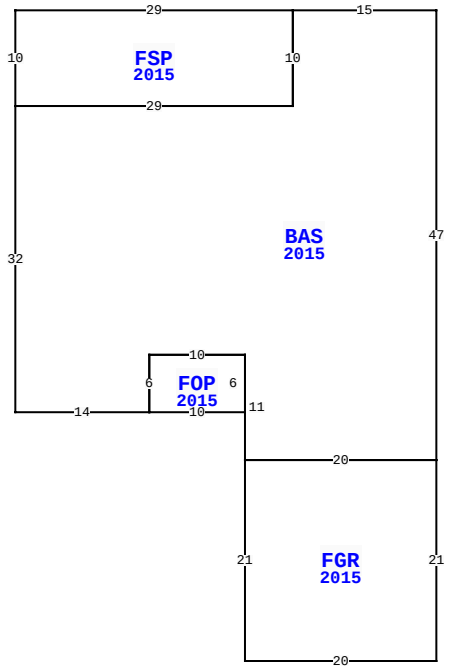
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	1,598	232,444
FGR	420	55	231	33,601
FOP	60	30	18	2,618
FSP	290	40	116	16,873
TOTALS	2,368		1,963	285,537

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	121.2162	151.52	297,434	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2017 Heated Area: 1598 HX Base Yr 2017



95075 MALLORY WILDER ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,537
TOTAL MARKET OB/XF VALUE		11,973
TOTAL LAND VALUE - MARKET		103,125
TOTAL MARKET VALUE		400,635
SOH/AGL Deduction		179,585
ASSESSED VALUE		221,050
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,050
TOTAL JUST VALUE		400,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530522	CO ISSUED	0	12/18/2015
B1530522	NEW CONSTR	205,525	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/1267	1/29/2016	WD	Q	I	01	258,700

GRANTOR: HARTER GEORGE & CAROL
GRANTEE: GELSTON MATTHEW SAY

2011/0971	10/27/2015	WD	U	V	11	100

GRANTOR: WILDER MALLORY DONALD
GRANTEE: HARTER GEORGE P & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2015] W29 S10 E29 N10$ S10 W29 S32 E14 FOP=[YR=2015] E10 N6 W10 S6$ N6 E10 S11 FGR=[YR=2015] S21 E20 N21 W20$ E20 N47$.

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	37	3	111.00	SF	6.50	6.50	100	2015	2015	3	95	685	
2	0810	CONCRETE A	0	100	26	16	416.00	SF	6.50	6.50	100	2015	2015	3	95	2,569	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2016	2016	3	74	1,776	
5	0855	CONC PAVER	0	100	12	12	144.00	SF	7.00	7.00	100	2016	2016	3	96	968	
6	0300	BOAT DCK W	0	100	24	4	96.00	SF	32.00	32.00	100	2017	2017	3	84	2,580	

LAND DESCRIPTION

TOTAL OB/XF 11,973

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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.10	AC		1.00	1.00	1.25	75,000.00	93,750.00	103,125							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.10 Total Land Value: 103,125 Market: 0 Agricultural: 0 Common: 103,125 PRINTED 08/06/2024 BY SYS