



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	120,966
FOP	84	30	25	2,626
FOP	480	30	144	15,121
TOTALS	1,716		1,321	138,712

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0300	BOAT DCK W	0	0	0	687.00	SF	40.00	40.00	100	1998
2	0303	FLT DOCK W	0	0	8 20	160.00	SF	26.00	26.00	100	1998
3	0310	AL GANG WY	0	0	0	25.00	LF	115.00	115.00	100	2011
4	0317	DCK PLNG W	0	0	0	4.00	UT	1,000.00	1,000.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	0	0006	RSF-	1100.00	330.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,321	130.4160	123.90	163,672	1985	1990	0	0	15.25	84.75
1 SINGLE FAM - 0% - 0 Heated Area: 1152 HX Base Yr											
TOTALS	1,716		1,321	138,712							

95320 WILDER BLVD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/13/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											138,712
TOTAL MARKET OB/XF VALUE											11,665
TOTAL LAND VALUE - MARKET											750,000
TOTAL MARKET VALUE											900,377
SOH/AGL Deduction											397,756
ASSESSED VALUE											502,621
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											502,621
TOTAL JUST VALUE											900,377
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											544,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0694/1172	12/17/1993	WD	Q	I		120,000			
GRANTOR: CONNER CHRIS & GAYLE									
GRANTEE: OVERCASH KENNETH &									
0226/0118	1/01/1976	WD	Q	V		21,100			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W13 FOP=[YR=2009] N20 W24 S20 E24 \$ W35 S24 FOP=[YR=2009] S6 E14 N6 W14 \$ E48 N24 \$.											