PT GOVT LOT 2 OF SEC 34-2N-28E
IN OR 2154/526
ESMT IN OR 691/1997

FROSCHER BARBARA G TRUSTEE OF/BARBARA G FROSCHER R
95258 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

34-2N-28-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

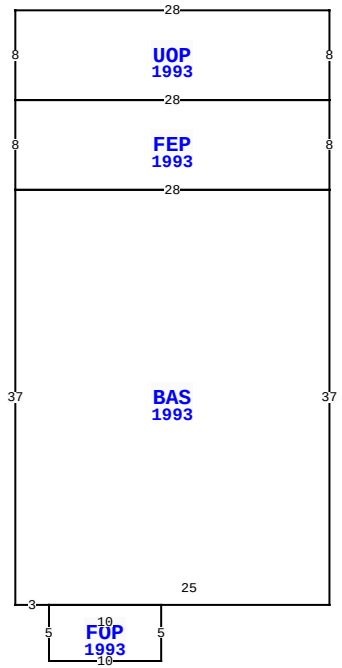
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1,036	87,580
FEP	224	80	179	15,132
FOP	50	30	15	1,268
UOP	224	20	45	3,804
TOTALS	1,534		1,275	107,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,275	113.3600	107.69	137,305	1955	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 0% - 2015 Heated Area: 1036 HX Base Yr 2015



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

95258 WILDER BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		426,271
TOTAL MARKET OB/XF VALUE		28,698
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,204,969
SOH/AGL Deduction		680,257
ASSESSED VALUE		524,712
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		474,712
TOTAL JUST VALUE		1,204,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		836,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B173912	REPAIR/RRF	14,980	06/01/2017
P1317026	NEW CONSTR	0	12/01/2013
E1327017	REMODEL	0	12/01/2013
R1313592	REPAIR/RRF	19,960	08/01/2013
93-0620	NEW CONSTR	113,000	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2154/0526	10/26/2017	WD	U	I	11	100
GRANTOR: FROSCHER BARBARA GALE						
GRANTEE: BARBARA G FROSCHER						
1928/1615	6/26/2014	SW	U	I	11	100
GRANTOR: FROSCHER TORREY C ETA						
GRANTEE: FROSCHER BARBARA GA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W28 S8 FEP=[YR=1993] S8 BAS=[YR=1993] S37 E3 FOP=[YR=1993] S5 E10 N5 W10$ E25 N37 W28$ E28 N8 W28$ E28 N8$.

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	0	0	60.00	SF	6.50	6.50	100	1992	1992	3	64	250	
2	0350	CARPORT WD	0	100	0	0	625.00	SF	6.50	6.50	100	1955	1955	3	20	813	
3	0300	BOAT DCK W	0	100	0	0	528.00	SF	40.00	40.00	100	1995	1995	3	23	4,858	
4	0940	SHEDS/PORT	0	100	14	19	266.00	SF	30.00	30.00	100	1955	1955	3	20	1,596	
5	0940	SHEDS/PORT	0	100	12	15	180.00	SF	18.00	18.00	100	1960	1960	3	20	648	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
7	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	1995	1995	3	100	10,000	
8	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00	100	2019	2019	3	86	2,374	
9	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2019	2019	3	90	3,744	
10	0317	DCK PLNG W	0	100	0	0	4.00	UT	500.00	500.00	100	2019	2019	3	86	1,720	

TOTAL OB/XF 28,698

LAND DESCRIPTION

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	000132	C	SFR RIVER	100		RSF-1	100.00	430.00	100.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	750,000							

REVIEW DATE 03/13/2019 BY KW Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 2 OF SEC 34-2N-28E
IN OR 2154/526
ESMT IN OR 691/1997

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95258 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

34-2N-28-0000-0016-0000

BUILDING CHARACTERISTICS

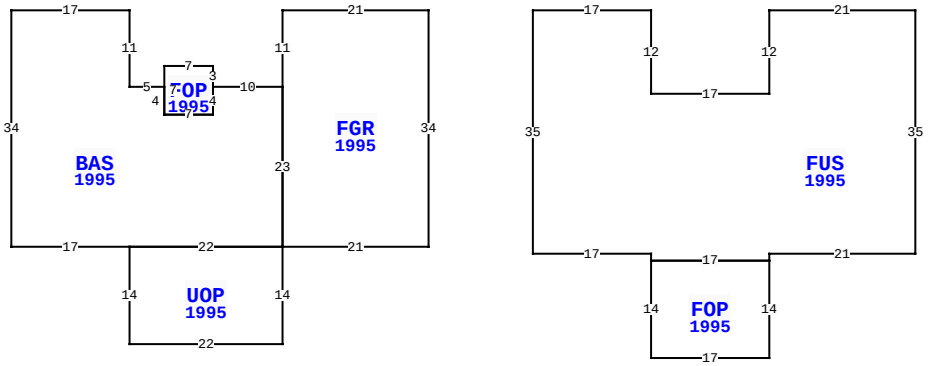
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	100,847
FGR	714	55	393	37,531
FOP	49	30	15	1,432
FOP	238	30	71	6,780
FUS	1,738	100	1,738	165,976
UOP	308	20	62	5,921
TOTALS	4,103		3,335	318,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,335	88.7110	110.89	369,818	1995	1995	0	0	0	13.88	86.12

2 SNGL FAM – 100% - 2015 Heated Area: 2794 HX Base Yr 2015



95258 WILDER BLVD, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: FROSCHER TORREY C ETA						
GRANTEE: FROSCHER BARBARA GA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W21 S11 BAS=[YR=1995] W10 FOP=[YR=1995] N3 W7 S7 E7 N4$ S4 W7 N4 W5 N11 W17 S34 E17 UOP=[YR=1995] S14 E22 N14 W22$ E22 N23$ S23 E21 N34$ PTR=E15 FUS=[YR=1995] E17 S12 E17 N12 E21 S35 W21 S1 FOP=[YR=1995] S14 W17 N14 E17$ W17 N1 W17 N35$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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