



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,010	100	1,010	89,337
BAS	397	100	397	35,115
FGR	210	55	116	10,261
FOP	24	30	7	619
FOP	12	30	4	354
FOP	372	30	112	9,907
FOP	660	30	198	17,513
FUS	1,929	100	1,929	170,624

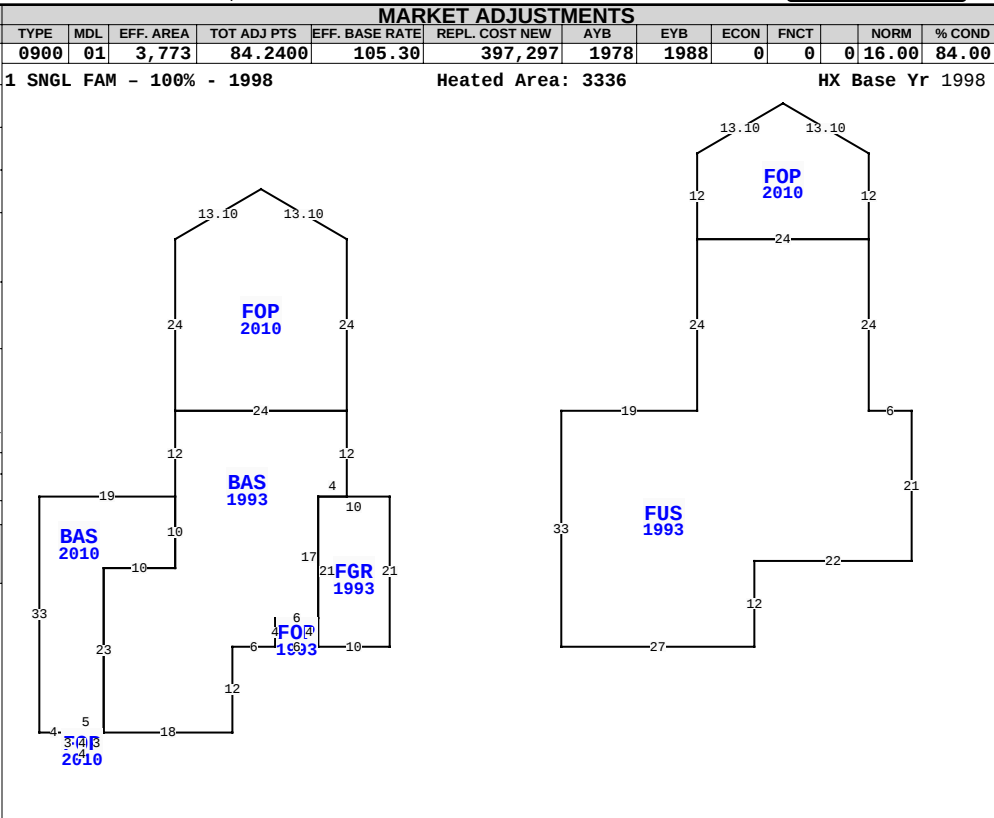
TOTALS	4,614		3,773	333,729
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EXTRA FEATURES

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
1	0810	CONCRETE A	0 100	20	5	100.00	SF	6.50	6.50	100	1985	1985	3	47	306	
2	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	1985	1985	3	47	211	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
4	0811	CONCRETE B	0 100	0	0	872.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,474	
5	0820	WOOD WALK	0 100	42	4	168.00	SF	7.76	7.76	100	1978	1978	3	40	521	
6	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	0	0	3	100	10,000	
7	0811	CONCRETE B	0 100	80	10	800.00	SF	5.20	5.20	100	1981	1981	3	35	1,456	
8	0303	FLT DOCK W	0 100	20	10	200.00	SF	32.50	32.50	100	1994	1994	3	20	1,300	
9	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	1994	1994	3	20	500	
10	0300	BOAT DCK W	0 100	0	0	530.00	SF	62.00	62.00	100	1994	1994	3	20	6,572	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100	0006	RSF	1100.00	480.00	100.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	600,000							
2	000132	C	SFR RIVER	100		RSF	1100.00	515.00	100.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	600,000							
3	000132	C	SFR RIVER	100		RSF	1 0.00	0.00	125.00	FF		1.00	1.00	0.70	7,500.00	5,250.00	656,250							



BLD DATE	06/01/2023	NW	LGL DATE	
XF DATE			LAND DATE	03/13/2024
INC DATE			AG DATE	MLU

95238 WILDER BLVD, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
100.00	SF	6.50	6.50	100	1985	1985	3	47	306	
69.00	SF	6.50	6.50	100	1985	1985	3	47	211	
1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
872.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,474	
168.00	SF	7.76	7.76	100	1978	1978	3	40	521	
1.00	UT	10,000.00	10,000.00	100	0	0	3	100	10,000	
800.00	SF	5.20	5.20	100	1981	1981	3	35	1,456	
200.00	SF	32.50	32.50	100	1994	1994	3	20	1,300	
1.00	UT	2,500.00	2,500.00	100	1994	1994	3	20	500	
530.00	SF	62.00	62.00	100	1994	1994	3	20	6,572	

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			431,847
TOTAL MARKET OB/XF VALUE			53,056
TOTAL LAND VALUE - MARKET			1,856,250
TOTAL MARKET VALUE			2,341,153
SOH/AGL Deduction			1,564,426
ASSESSED VALUE			776,727
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			721,727
TOTAL JUST VALUE			2,341,153
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,457,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703913	REPAIR/RRF	23,450	06/01/2017
B006766	GARAGE	21,600	01/01/2000
1197	H/AC	1,800	03/01/1988

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
0767/0960	8/05/1996	WD U I 09	325,000
GRANTOR: FROSCHER CLARENCE T &			
GRANTEE: OVERCASH KENNETH W			
0212/0517	1/01/1976	WD Q I	34,000
GRANTOR:			
GRANTEE:			

BUILDING NOTES			
FOP=[YR=2010] N24 U7 L12 D7 L12 S24 BAS=[YR=1993] S12 BAS=[YR=2010] W19 S33 E4 FOP=[YR=2010] S3 E4 N3 W4 \$ E5 N23 E10 N10 \$ S10 W10 S23 E18 N12 E6 FOP=[YR=1993] E6 FGR=[YR=1993] E10 N21 W10 S21 \$ N4 W6 S4 \$ N4 E6 N17 E4 N12 W24 \$ E24 \$ PTR= E30 FUS=[YR=1993] E19 N24 FOP=[YR=2010] N12 U7 R12 R12 D7 S12 W24 \$ E24 S24 E6 S21 W22 S12 W27 N33 \$ W30 \$.			

OVERCASH KENNETH W & V CHERYL
95238 WILDER BLVD
FERNANDINA BEACH, FL 32034

34-2N-28-0000-0017-0000

[illegible]

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[illegible]