PT OF GOVT LOT 2
IN OR 1268/970

BUNK BRYAN K &/BECKHAM AMY E
PO BOX 16445
FERNANDINA BEACH, FL 32035-3125

2024

34-2N-28-0000-0020-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95031 WILDER BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	399,000
TOTAL MARKET VALUE	411,000
SOH/AGL Deduction	176,623
ASSESSED VALUE	234,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,377
TOTAL JUST VALUE	411,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1268/0970	10/25/2004	WD	U	V	01	160,000
GRANTOR: BUNK CAROL MONA &						
GRANTEE: BUNK BRYAN K & AMY						
1249/0815	7/30/2004	QC	U	V	06	100
GRANTOR: BUNK CAROL MONA ETAL						
GRANTEE: BUNK CAROL M & JUAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		RSF-1	0.00	0.00	76.00	FF		1.00	1.00	0.70	7,500.00	5,250.00	399,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 399,000 Market: 0 Agricultural: 0 Common: 399,000 PRINTED 08/06/2024 BY SYS