PT OF GOVT LOT 2
IN OR 2094/1506

FLORIDA LAND TRUST NO 95039/WILDER BLVD FERNANDINA
PO BOX 6367
JACKSONVILLE, FL 32236-6367

2024

34-2N-28-0000-0020-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

95039 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	0
TOTAL LAND VALUE - MARKET	399,000
TOTAL MARKET VALUE	399,000
SOH/AGL Deduction	173,698
ASSESSED VALUE	225,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,302
TOTAL JUST VALUE	399,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803001	DEMOLITION	2,500	03/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2094/1506	1/17/2017	CT	U	I	18	144,100
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						
1387/0879	2/07/2006	QC	U	I	06	100
GRANTOR: BUNK CAROL MONA ETAL						
GRANTEE: SPRADLEY JUANITA CH						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/13/2024 BY MLU Total Acres: 0.00 Total Land Value: 399,000 Market: 0 Agricultural: 0 Common: 399,000 PRINTED 08/06/2024 BY SYS