

WILDER EDMUND G JR & SARA L
941126 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

34-2N-28-4960-0002-0010

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	FF	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		16	WD FR STUC 100		0100	01	2,109	120.3048	114.29	241,038	1989	1989	0	0	0	17.00	83.00	VALUATION BY STANDARD																
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2000															Heated Area: 1650					HX Base Yr 2000									
Roof Cover		05	COMP SHNGL 100																	Tax Group: 4					Tax Dist:									
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE					200,062									
Interior Floor		14	CARPET 80																	TOTAL MARKET OB/XF VALUE					14,618									
Interior Floor		11	CLAY TILE 20																	TOTAL LAND VALUE - MARKET					73,688									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					288,368									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					142,340									
Bedrooms			3 100																	ASSESSED VALUE					146,028									
Bathrooms			2 100																	TOTAL EXEMPTION VALUE					HX HB 50,000									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					96,028									
Stories Units		1.	1. 100																	TOTAL JUST VALUE					288,368									
BUD\$ Adjustme		04	DIST 01 100		NCON VALUE					0																								
Occupancy		00	NONE 100		INCOME VALUE					PREVIOUS YEAR MKT VALUE					279,737																			
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,418	100	1,418	134,512																														
BAS	232	100	232	22,007																														
FGR	464	55	255	24,190																														
FOP	40	30	12	1,138																														
FSP	480	40	192	18,214																														
TOTALS		2,634	2,109	200,062																														
EXTRA FEATURES					941126 OLD NASSAUVILLE RD, FERNANDINA BEACH FL 32110															BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/30/2023 MLU				
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	0500	FP-PRE FAB	0100	0 0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310																				
2	0811	CONCRETE B	0100	0 0	525.00	SF	5.20	5.20	100	1989	1989	3	57	1,556																				
3	0510	GARAGE WD-	0100	20 24	480.00	SF	23.45	23.45	100	1992	1992	3	20	2,251																				
4	0845	KOOL DECK	0100	0 0	566.00	SF	7.25	7.25	100	1992	1992	3	64	2,626																				
5	0861	POOL GUNIT	0100	32 18	576.00	SF	51.00	51.00	100	1992	1992	3	20	5,875																				
LAND DESCRIPTION					TOTAL OB/XF 14,618																													
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										
1	000100	C	SFR	100	0004	RSF-1	0.00	0.00	1.31	AC		1.00	1.00	0.75	75,000.00	56,250.00	73,688																	
REVIEW DATE 07/09/2020 BY KWA Total Acres: 1.31 Total Land Value: 73,688 Market: 0 Agricultural: 0 Common: 73,688 PRINTED 08/06/2024 BY SYS																																		