

LOT 37
IN OR 552/451
(EX ESMT IN OR 244/614)

WILDER KENNETH JR & DONNA KAY
95206 WILDER BOULEVARD
FERNANDINA BEACH, FL 32034

2024

34-2N-28-4980-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

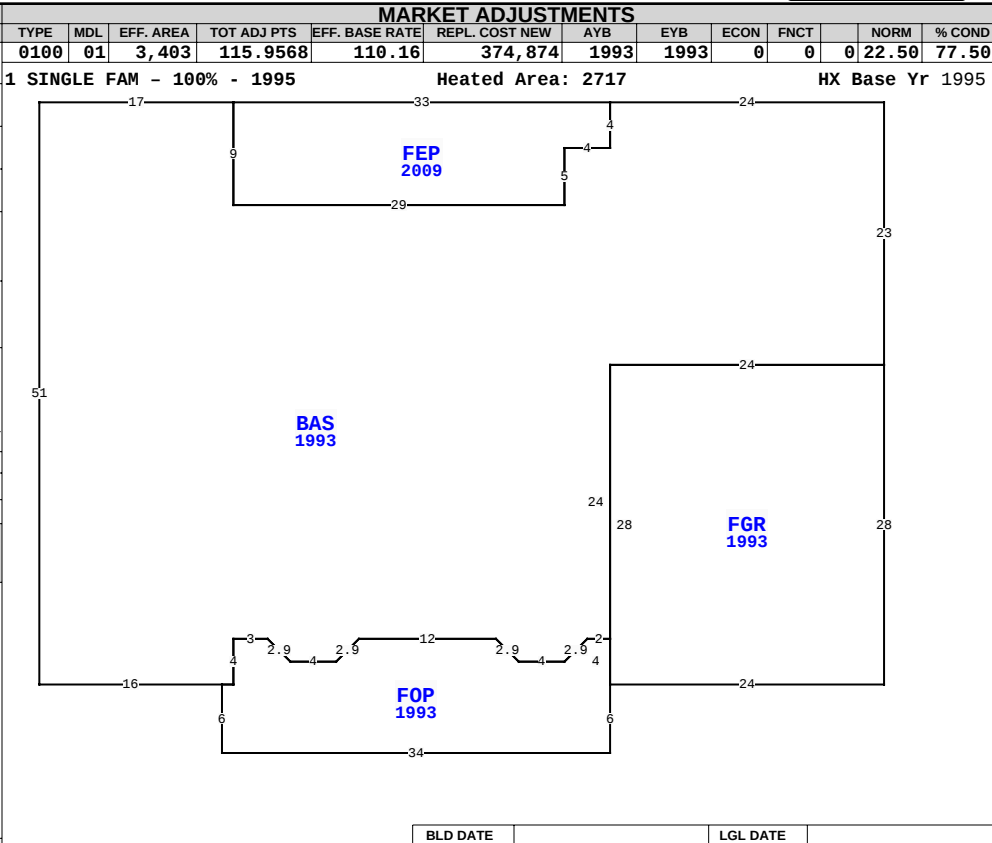
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,717	100	2,717	231,961
FEP	277	80	222	18,953
FGR	672	55	370	31,588
FOP	312	30	94	8,025
TOTALS	3,978		3,403	290,527

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
1	0511	GARAGE CB-	0 100	26	22	572.00	SF	40.00	40.00	100	1976	1976
2	0810	CONCRETE A	0 100	28	28	784.00	SF	6.50	6.50	100	1976	1976
3	0811	CONCRETE B	0 100	0	0	986.00	SF	3.48	3.48	100	1993	1993

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
1	000100	C	SFR	100	0006	RSF-	1176.00	215.00	0.93	AC		1.00

REVIEW DATE 07/09/2020 BY KWA



95206 WILDER BLVD, FERNANDINA BEACH

TOTAL OB/XF												
BLD DATE		LGL DATE		05/30/2023	MLU							
XF DATE		LAND DATE										
INC DATE		AG DATE										

TOTAL OB/XF												
9,821												

Total Acres: 0.93 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		290,527	
TOTAL MARKET OB/XF VALUE		9,821	
TOTAL LAND VALUE - MARKET		69,750	
TOTAL MARKET VALUE		370,098	
SOH/AGL Deduction		181,331	
ASSESSED VALUE		188,767	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		138,767	
TOTAL JUST VALUE		370,098	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103820	ROOF	16,000	03/30/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0552/0451	9/14/1988	WD	Q	I	
GRANTOR: COLLINS H P & LAURA					29,000
GRANTEE: WILDER KENNETH JR &					
0129/0015	1/01/1972	TA	Q	V	
GRANTOR:					2,500
GRANTEE:					

BUILDING NOTES												
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BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=2009] W33 S9 E29 N5 E4 N4 \$ S4 W4 S5 W29 N9 W17 S51 E16 FOP=[YR=1993] S6 E34 N6 FGR=[YR=1993] E24 N28 W24 S28 \$ N4 W2 D2 L2 W4 U2 L2 W12 D2 L2 W4 U2 L2 W3 S4 W1 \$ E1 N4 E3 D2 R2 E4 U2 R2 E12 D2 R2 E4 U2 R2 E2 N24 E24 N23 \$.

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