

PT LOT 42 IN OR 2483/1105
DUROC FARMS S/D OR 21/524 &
PT GOVT LOT 2 OF SEC 34-2N-28E

FAULS ROBERT E & ANGELA R
95077 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

34-2N-28-4980-0042-0000



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	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 70	0500	01	3,718	107.4465	161.17	599,230	2023	2023	0	0	0	0.00	100.00	VALUATION BY STANDARD												
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2024													Heated Area: 2606												
Roof Structure	03	GABLE/HIP 100														HX Base Yr												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	12	HARDWOOD 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	3	100																										
Frame	02	WOOD FRAME 70																										
Frame	03	MASONRY 30																										
Stories	3.	3. 100																										
Quality			04	Quality Level 04																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA													04												
NEIGHBORHOOD/LOC			4009.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,303	100	1,303	210,005																								
FGR	1,032	55	568	91,545																								
FOP	170	30	51	8,220																								
FOP	264	30	79	12,732																								
FOP	330	30	99	15,956																								
FOP	594	30	178	28,688																								
FST	40	55	22	3,546																								
FUS	1,303	100	1,303	210,005																								
STR	90	10	9	1,451																								
UOP	528	20	106	17,084																								
TOTALS	5,654		3,718	599,230																								
EXTRA FEATURES					95077 WILDER BLVD, FERNANDINA BEACH																							
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	0920	CWALL-WD/M	0	100	0	0	165.00	LF	390.00	390.00	100	2002	2002	3	20	12,870												
2	0812	CONCRETE C	0	100	0	0	2,257.00	SF	4.00	4.00	100	2023	2023		100	9,028												
3	0462	ST/AL FNC	0	100	0	0	296.00	SF	10.00	10.00	100	2023	2023		100	2,960												
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2023	2023		100	600												
5	0300	BOAT DCK W	0	100	0	0	584.00	SF	40.00	40.00	100	2023	2023		100	23,360												
6	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00	85.00	100	2023	2023		100	43,350												
7	0855	CONC PAVER	0	100	0	0	442.00	SF	10.00	10.00	100	2023	2023		100	4,420												
8	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2023	2023		100	10,200												
TOTAL OB/XF					106,788																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-1	0.00	0.00	125.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	937,500											
REVIEW DATE 06/02/2022 BY KW Total Acres: 0.00 Total Land Value: 937,500 Market: 0 Agricultural: 0 Common: 937,500 PRINTED 08/06/2024 BY SYS																												