

LOT 9 PT LOT 10 & PT 0F
GOVT LOT 2 OF SEC 34-2N-28E
IN OR 2290/1665 (EX R/W IN

ARVIN DOUGLASS K/WELSH MEGAN N
95086 MALLORY WILDER ST
FERNANDINA BEACH, FL 32034

2024

34-2N-28-5132-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,280	100	2,280	192,263
TOTALS	2,280		2,280	192,263

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	21	16	336.00	SF	35.00	35.00	100	1985
2	0350	CARPORT WD	0 100	16	17	272.00	SF	9.36	9.36	100	1987

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.09	AC	1.00
2	000100	C	SFR	100		RSF-1	0.00	0.00	0.57	AC	1.00

REVIEW DATE 01/07/2020 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	2,280	107.0160	85.61	195,191	2019	2019	0	0	1.50	98.50
1 SFR MODULR - 100% - 2020 Heated Area: 2280 HX Base Yr 2020											
30 76 76 30 BAS 2019											
95086 MALLORY WILDER ST, FERNANDINA BEACH											
BLD DATE 05/30/2023 MLU											

TOTAL OB/XF											
2,861											

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2,861											

Total Acres: 1.66 Total Land Value: 124,500 Market: 0 Agricultural: 0 Common: 124,500

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		192,263	
TOTAL MARKET OB/XF VALUE		2,861	
TOTAL LAND VALUE - MARKET		124,500	
TOTAL MARKET VALUE		319,624	
SOH/AGL Deduction		128,034	
ASSESSED VALUE		191,590	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		141,590	
TOTAL JUST VALUE		319,624	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906718	C0 ISSUED	0	10/20/2019
B1906718	MODULAR HM	0	08/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2290/1665	7/16/2019	WD U	I	11		100	
GRANTOR: WELSH JOHN A JR							
GRANTEE: ARVIN DOUGLASS K &							
1499/1539	5/17/2007	WD U	I	01		40,000	
GRANTOR: WELSH SANDRA JEAN							
GRANTEE: WELSH JOHN A JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W76 S30 E76 N30\$.											

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