

LOT 191
IN OR 2159/1614
HERON ISLES PHASE 1 REPLAT

WILSON WENDY IRENE
85139 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

37-3N-28-0740-0191-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	133,167
FGR	385	55	212	23,605
FOP	20	30	6	668
PTO	100	5	5	557
TOTALS	1,701		1,419	157,996

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	42	16		672.00	SF 6.50
2	0810	CONCRETE A	0	0	32	3		96.00	SF 6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,419	127.3272	120.96	171,642	2007	2007	0	0	0	7.95	92.05
1 SINGLE FAM - 0% - 0 Heated Area: 1196 HX Base Yr												
96563 COMMODORE POINT DR, YULEE												

TOTAL OB/XF 4,393												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	42	16		672.00	SF 6.50	100	2007	2007
2	0810	CONCRETE A	0	0	32	3		96.00	SF 6.50	100	2007	2007

TOTAL OB/XF 4,393												
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1	0810	CONCRETE A	0	0	42	16		672.00	SF 6.50	100	2007	2007
2	0810	CONCRETE A	0	0	32	3		96.00	SF 6.50	100	2007	2007

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		157,996	
TOTAL MARKET OB/XF VALUE		4,393	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		217,389	
SOH/AGL Deduction		26,509	
ASSESSED VALUE		190,880	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		190,880	
TOTAL JUST VALUE		217,389	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		210,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19228	NEW CONSTR	2,000	05/01/2007
M12900	H/AC	0	05/01/2007
P12308	NEW CONSTR	0	04/01/2007
C19680	CO ISSUED	112,992	03/01/2007
B19680	NEW CONSTR	112,992	03/01/2007
R10231	REPAIR/RRF	3,000	03/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2468/1094	6/03/2021	FJ	U	I	11
GRANTOR: CLERK OF COURT					
GRANTEE: WILSON WENDY IRENE					
2159/1614	11/09/2017	QC	U	I	11
GRANTOR: GILVEY BRIAN P					
GRANTEE: GILVEY WENDY IRENE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W17 PTO=[YR=2007] N10W10S10 E10\$ W23 S27 FGR=[YR=2007] S23 E19 N19W13N4W6\$ E6S4E18 FOP=[YR=2007] E4 N5W4S5\$ N5E4S5E12 N31\$.									

OTHER ADJUSTMENTS AND NOTES									

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