PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2352/1031 & ESMT IN

WILDER CHARLES D & CALLIE L
96005 LITTLEBERRY LN
FERNANDINA BEACH, FL 32034

**2024**

**41-2N-28-0000-0005-0000**

## BUILDING CHARACTERISTICS

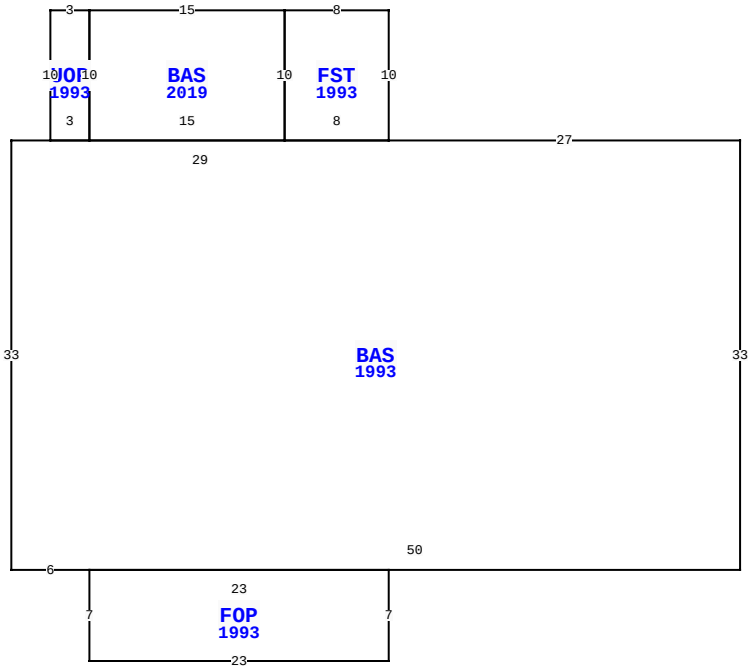
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 03 | Quality Level 03 |
| 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 | 1,848 | 100 | 1,848 | 243,776 |
| BAS | 150 | 100 | 150 | 19,787 |
| FOP | 161 | 30 | 48 | 6,332 |
| FST | 80 | 55 | 44 | 5,804 |
| UOP | 30 | 20 | 6 | 791 |
| TOTALS | 2,269 | | 2,096 | 276,491 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,096 | 125.6360 | 157.04 | 329,156 | 1980 | 2005 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 1998 HX Base Yr 2021




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

96005 LITTLEBERRY LN, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 326,832 |
| TOTAL MARKET OB/XF VALUE | | 26,348 |
| TOTAL LAND VALUE - MARKET | | 238,200 |
| TOTAL MARKET VALUE | | 591,380 |
| SOH/AGL Deduction | | 206,007 |
| ASSESSED VALUE | | 385,373 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 335,373 |
| TOTAL JUST VALUE | | 591,380 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 581,134 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1906994 | REPAIR/RRF | 4,500 | 06/28/2019 |
| B1803396 | REMODEL BATHRMS | 25,000 | 04/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2352/1031 | 4/06/2020 | WD | Q | I | 02 | 435,000 |
| GRANTOR: VINCENT TONYA L & KIM | | | | | | |
| GRANTEE: WILDER CHARLES D & | | | | | | |
| 1838/1230 | 2/05/2013 | WD | U | I | 11 | 100 |
| GRANTOR: GOODE BEAUFORD E | | | | | | |
| GRANTEE: VINCENT TONYA L ETA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W27 FST=[YR=1993] N10 W8 BAS=[YR=2019] W15
UOP=[YR=1993] W3 S10 E3 N10$ S10 E15N10$ S10E8$ W29 S33 E6
FOP=[YR=1993] S7 E23 N7W23$ E50 N33$ .

## EXTRA FEATURES

| LN | 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 | 0 | 100 | 0 | 0 | 3.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 46.5 | 4,883 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 7,666.00 | SF | 4.00 | 4.00 | 100 | 1995 | 1995 | 3 | 70 | 21,465 | |

## LAND DESCRIPTION

TOTAL OB/XF 26,348

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 3.97 | AC | | 1.00 | 1.00 | 0.80 | 75,000.00 | 60,000.00 | 238,200 | | | | | | | |

REVIEW DATE 12/06/2019 BY KWNW Total Acres: 3.97 Total Land Value: 238,200 Market: 0 Agricultural: 0 Common: 238,200 PRINTED 08/06/2024 BY SYS

PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2352/1031 & ESMT IN

WILDER CHARLES D & CALLIE L
96005 LITTLEBERRY LN
FERNANDINA BEACH, FL 32034

**2024**

**41-2N-28-0000-0005-0000**

## BUILDING CHARACTERISTICS

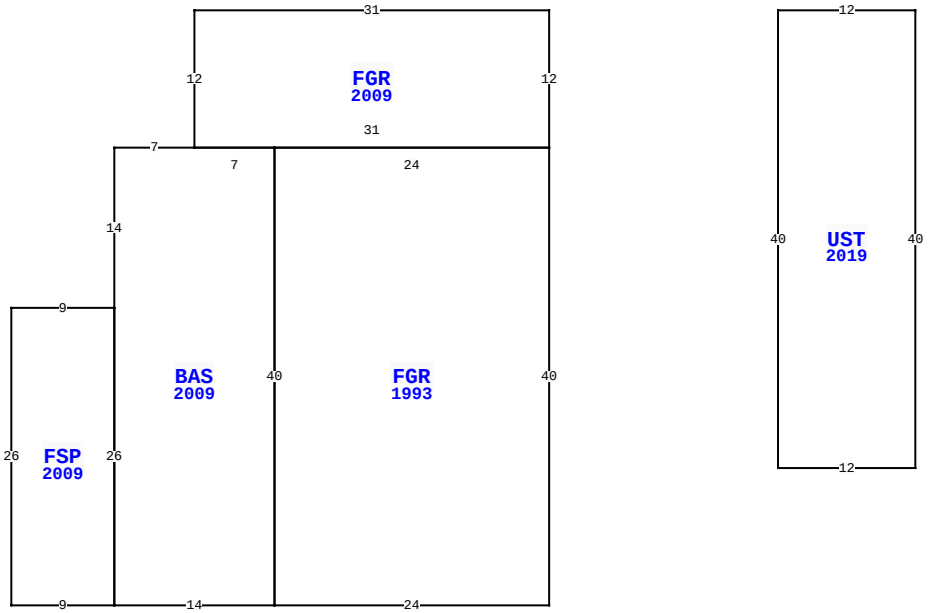
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 07 | GAMBREL 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 560 | 100 | 560 | 17,586 |
| FGR | 960 | 55 | 528 | 16,581 |
| FGR | 372 | 55 | 205 | 6,438 |
| FSP | 234 | 40 | 94 | 2,952 |
| UST | 480 | 45 | 216 | 6,783 |
| TOTALS | 2,606 | | 1,603 | 50,341 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | FR | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 1,603 | 98.5932 | 49.30 | 79,028 | 1986 | 1990 | 0 | 0 | 20 | 16.30 | 63.70 |

2 ACCESORY U – 100% - 2021 Heated Area: 560 HX Base Yr 2021




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

96005 LITTLEBERRY LN, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

### VALUATION SUMMARY

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| Tax Group: 4 | Tax Dist: | |
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| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 335,373 |
| TOTAL JUST VALUE | | 591,380 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 581,134 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2352/1031 | 4/06/2020 | WD | Q | I | 02 | 435,000 |
| GRANTOR: VINCENT TONYA L & KIM | | | | | | |
| GRANTEE: WILDER CHARLES D & | | | | | | |
| 1838/1230 | 2/05/2013 | WD | U | I | 11 | 100 |
| GRANTOR: GOODE BEAUFORD E | | | | | | |
| GRANTEE: VINCENT TONYA L ETA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2009] W31 S12 BAS=[YR=2009] W7 S14FSP=[YR=2009] W9 S26 E9 N26 $ S26 E14 FGR=[YR=1993] E24 N40 W24 S40 $ N40 W7 $ E31 N12 $ PTR= E20 UST=[YR=2019] E12 S40 W12 N40$ W20$.

## 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 | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 12/06/2019 BY KWNW Total Acres: 3.97 Total Land Value: 238,200 Market: 0 Agricultural: 0 Common: 238,200 PRINTED 08/06/2024 BY SYS