

BLK B (K/A PARCEL B) LOT 1
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

RAMSAY JANE/KUTZLEB MICHAEL KEITH & CLAUDIA DEBORA
95614 WILDER BOULEVARD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5200-0001-0000



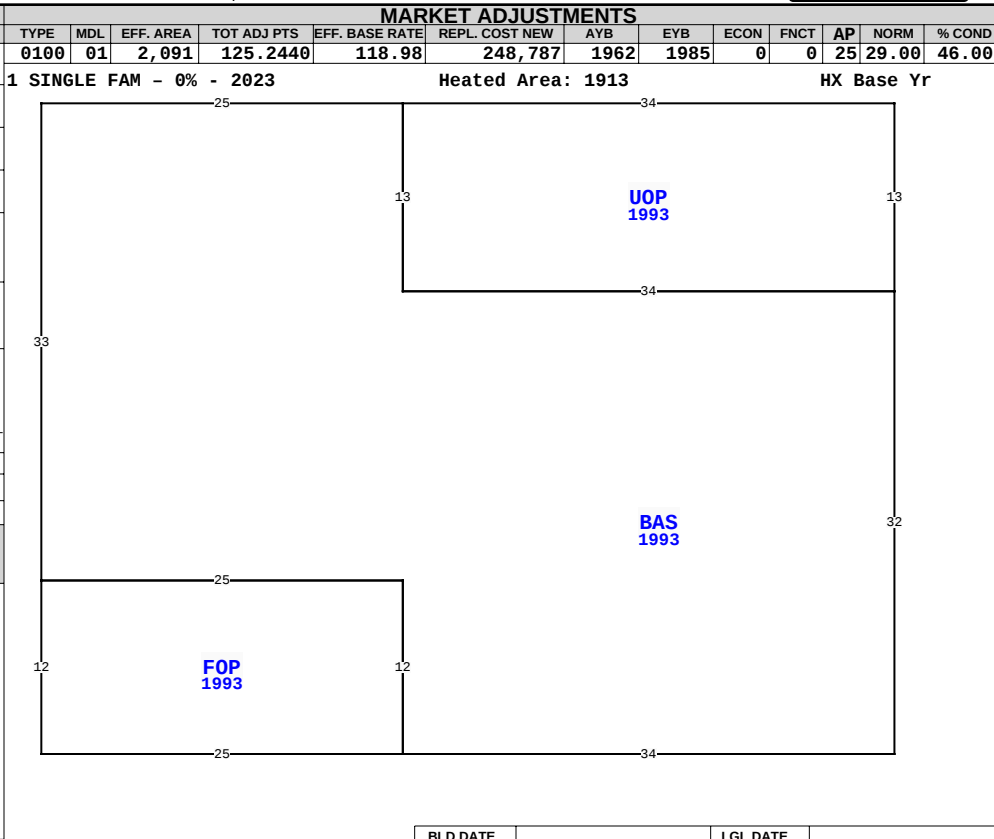
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,913	100	1,913	104,700
FOP	300	30	90	4,926
UOP	442	20	88	4,816
TOTALS	2,655		2,091	114,442

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0300	BOAT DCK W	0	0	0	0	350.00	SF	40.00	40.00	
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	
4	0920	CWALL-WD/M	0	0	0	0	100.00	LF	97.50	97.50	
5	0920	CWALL-WD/M	0	0	0	0	100.00	LF	39.00	39.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000132	C	SFR RIVER	0		RSF	1100.00	407.00	100.00	FF	



95766 WILDER BLVD, FERNANDINA BEACH	03/13/2024	MLU
BLD DATE	LGL DATE	
XF DATE	LAND DATE	
INC DATE	AG DATE	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	114,442		
TOTAL MARKET OB/XF VALUE	10,798		
TOTAL LAND VALUE - MARKET	750,000		
TOTAL MARKET VALUE	875,240		
SOH/AGL Deduction	301,625		
ASSESSED VALUE	573,615		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	573,615		
TOTAL JUST VALUE	875,240		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	521,468		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8796	REPAIR/RRF	1,800	03/25/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2533/1925	1/28/2022	WD	Q	I	01	500,000	
GRANTOR: DESANZO FRANK TRUSTEE							
GRANTEE: RAMSAY JANE & MICHA							
1755/0448	9/01/2011	WD	U	I	30	100	
GRANTOR: DESANZO FRANK							
GRANTEE: DESANZO FRANK TRUST							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W34 BAS=[YR=1993] W25 S33 FOP=[YR=1993] S12E25 N12 W25 \$ E25 S12 E34 N32 W34 N13 \$ S13 E34 N13 \$.											