

BLK B (K/A PARCEL B) LOT 4
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

KUTZLEB MICHAEL KEITH & CLAUDIA DEBORAH
95714 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5200-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	05	Quality Level 05
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	1,820	100	1,820	349,498
FCB	154	30	46	8,834
FGR	500	55	275	52,809
FOP	140	30	42	8,065
FOP	192	30	58	11,138
FOP	240	30	72	13,827
FUS	1,786	100	1,786	342,969
UOP	80	20	16	3,072
TOTALS	4,912		4,115	790,212

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	225.00	SF	40.00
2	0310	AL GANG WY	0	100	0	0	18.00	LF	115.00
3	0303	FLT DOCK W	0	100	8	16	128.00	SF	26.00
4	0855	CONC PAVER	0	100	0	0	5,440.00	SF	10.00
5	0861	POOL GUNIT	0	100	33	15	495.00	SF	85.00
6	0857	SANDSTONE/	0	100	0	0	1,953.00	SF	16.00
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
8	1126	CB/STC 8"	0	100	0	0	306.00	SF	8.00
9	0462	ST/AL FNC	0	100	0	0	7,068.00	SF	12.00
10	0920	CWALL-WD/M	0	100	0	0	65.00	LF	390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	100		RSF	1100.00	350.00	100.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,115	141.4618	212.19	873,162	2004	2004	0	0	9.50	90.50
1 SFR CUST - 100% - 2021											
Heated Area: 3652											
HX Base Yr 2021											
95714 WILDER BLVD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/13/2024 MLU											

TOTAL OB/XF													
141,833													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000132	C	SFR RIVER	100		RSF	1100.00	350.00	100.00	FF		1.00	1.00

TOTAL OB/XF													
141,833													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000132	C	SFR RIVER	100		RSF	1100.00	350.00	100.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		790,212	
TOTAL MARKET OB/XF VALUE		163,707	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,703,919	
SOH/AGL Deduction		680,808	
ASSESSED VALUE		1,023,111	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		973,111	
TOTAL JUST VALUE		1,703,919	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,326,593	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G2003431	GAS PIPING/ FIXTU	0	04/22/2020
B1806748	FOUNDATION REPAIR	18,515	06/29/2018
M1521609	H/AC	0	08/13/2015
B1413202	CABANA W/ SUMMER	25,000	07/14/2004
B98-5253	TEMP POLE	0	09/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2285/0600	6/26/2019	WD U	I		37
GRANTOR: VOSS CINDY L & FREDER					
GRANTEE: KUTZLEB MICHAEL KEI					
0962/0659	12/15/2000	WD U	I		215,000
GRANTOR: WALDING JOE					
GRANTEE: VOSS CINDY L & FRED					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W14 FOP=[YR=2004] W40 S6 E40 N6\$ S6 W40 S19 FGR=[YR=2004] S25 E20 FOP=[YR=2004] E3 UOP=[YR=2004] S10 E8 N10 W8\$ E11 N10 W14 S10\$ N25 W20\$ E20 S15 E14 S10 E20 N50\$ PTR= N20 FUS=[YR=2004] N39 E15 FOP=[YR=2004] E2 N2 E21 S2 E2 S6 W25 N6\$ S6 E25 N6 E14 S34 W34 S5 W20\$ S20\$ PTR= E15 FCB=[YR=2004] E14 S11W14 N11 \$ W15 \$.									

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