

BLK B {K/A PARCEL B} LOT 9
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

ANDERSON RAY E JR/RAMSAY JANE
95614 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5200-0009-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	06 BD/BATTEN 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	02 HARDWOOD 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD\$ Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	542	100	542	56,483
DCK	346	10	35	3,647
FGR	292	55	161	16,778
FGR	334	55	184	19,175
FOP	48	30	14	1,459
FSP	320	40	128	13,339
FUS	1,368	100	1,368	142,563
TOTALS	3,250		2,432	253,444

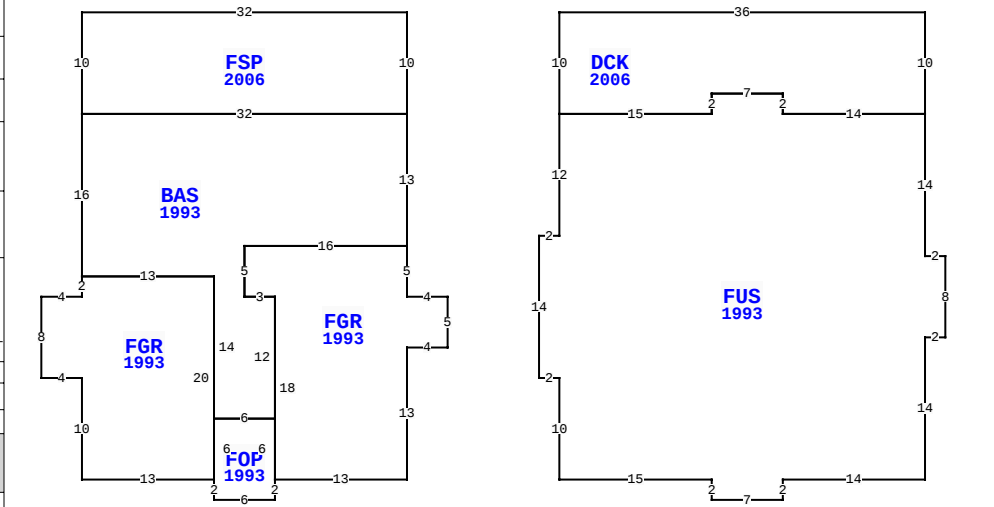
EXTRA FEATURES	
L N	OB/XF CODE

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
1	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	2014	2014	3	75	3,900	
2	0810	CONCRETE A	0 100	6	6	36.00	SF	6.50	6.50	100	1986	1986	3	49.5	116	
3	0812	CONCRETE C	0 100	0	0	1,931.00	SF	4.00	4.00	100	2006	2006	3	87	6,720	
4	0310	AL GANG WY	0 100	0	0	29.00	LF	115.00	115.00	100	2006	2006	3	27	900	
5	1242	WD DECK A	0 100	0	0	294.00	SF	10.00	10.00	100	2007	2007	3	31	911	
6	0855	CONC PAVER	0 100	0	0	300.00	SF	10.00	10.00	100	2008	2008	3	89	2,670	
7	0878	SPA	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2008	2008	3	35	1,050	
8	0317	DCK PLNG W	0 100	0	0	4.00	UT	1,000.00	1,000.00	100	2010	2010	3	45	1,800	
9	0861	POOL GUNIT	0 100	34	14	476.00	SF	85.00	85.00	100	2020	2020	3	93	37,628	
10	0857	SANDSTONE/	0 100	0	0	720.00	SF	16.00	16.00	100	2020	2020	3	100	11,520	

LAND DESCRIPTION	
L N	USE CODE

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100		RSF	1100.00	300.00	100.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	750,000							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,432	106.1340	132.67	322,653	1976	1990	0	0	21.45	78.55
1 SNGL FAM - 100% - 2021 Heated Area: 1910 HX Base Yr 2021											



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	03/13/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF											
67,215											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		253,444	
TOTAL MARKET OB/XF VALUE		71,865	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,075,309	
SOH/AGL Deduction		463,142	
ASSESSED VALUE		612,167	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		562,167	
TOTAL JUST VALUE		1,075,309	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		716,397	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002446	ADDITION	213,906	02/23/2023
P202898	SWIM POOL	30,500	04/16/2020
B192207	REMODEL	1,890	03/12/2019
4256	N/A	5,000	07/22/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2302/0785	8/29/2019	WD Q	I	02	
GRANTOR: INGEBRIGTSEN NILS M &					
GRANTEE: ANDERSON RAY E JR &					
2146/0488	9/11/2017	WD Q	I	01	
GRANTOR: HAWK CHRISTOPHER C &					
GRANTEE: INGEBRIGTSEN NILS M					

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2006] W32 S10 BAS=[YR=1993] S16 FGR=[YR=1993] S2 W4 S8 E4 S10 E13 FOP=[YR=1993] S2 E6 N2 FGR=[YR=1993] E13 N13 E4 N5 W4 N5 W16 S5 E3 S18\$ N6 W6 S6\$ N20 W13 \$ E13 S14 E6 N12 W3 N5 E16 N13 W32 \$ E32 N10 \$ PTR= E15 DCK=[YR=2006] E36 S10 FUS=[YR=1993] S14 E2 S8 W2 S14 W14 S2 W7 N2 W15 N10 W2 N14 E2 N12 E15 N2 E7 S2E14 \$ W14 N2 W7 S2 W15 N10 \$ W15 \$.	

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