BLK B (K/A PARCEL B} LOT 10
IN OR 839/1978
WILDERS SUB OF NASSAU RIVER

MORLEY CYNTHIA J
95596 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5200-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

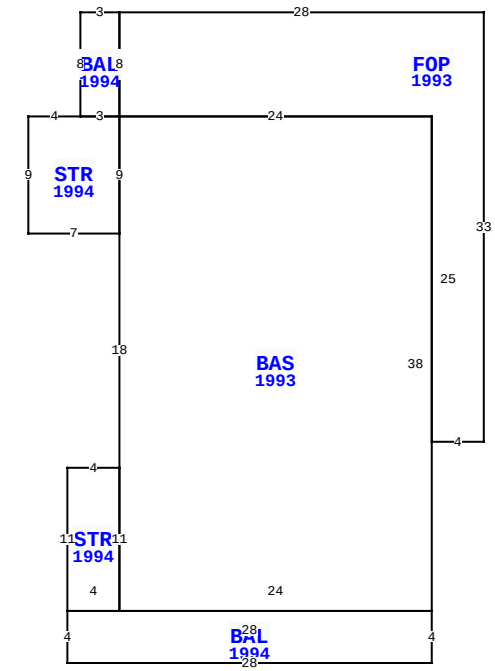
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	24	15	4	423
BAL	112	15	17	1,797
BAS	912	100	912	96,409
FOP	324	30	97	10,254
STR	44	10	4	423
STR	63	10	6	635
TOTALS	1,479		1,040	109,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,040	129.3894	122.92	127,837	1987	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2019 Heated Area: 912 HX Base Yr



95596 WILDER BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		121,500
TOTAL MARKET OB/XF VALUE		3,652
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		875,152
SOH/AGL Deduction		370,220
ASSESSED VALUE		504,932
TOTAL EXEMPTION VALUE	13	504,932
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		875,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000660	REPAIR/RRF	0	01/01/2020
995722	CHNGE SRVC	500	03/01/1999
3745	NEW CONSTR	22,935	12/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0839/1978	7/06/1998	WD	Q	I		129,900
GRANTOR: WICKER CARY A & CARME						
GRANTEE: MORLEY JOHN D & CYN						
0213/0341	1/01/1976	WD	Q	I		35,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W28 BAL=[YR=1994] W3 S8 STR=[YR=1994] W4 S9 E7 BAS=[YR=1993] S18 STR=[YR=1994] W4 S11 BAL=[YR=1994] S4 E28 N4 W28$ E4 N11$ S11 E24 N38 W24 S9$ N9 W3$ E3 N8$ S8 E24 S25 E4 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	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	1952	1952	3	20	494	
2	0300	BOAT DCK W	0	100	10	10	100.00	SF	40.00	40.00	100	2002	2002	3	30	1,200	
3	0820	WOOD WALK	0	100	0	0	92.00	SF	11.75	11.75	100	2002	2002	3	40	432	
4	0310	AL GANG WY	0	100	0	0	54.00	LF	115.00	115.00	100	2002	2002	3	20	1,242	
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	0.26	0.26	100	2002	2002	3	30	16	
6	0317	DCK PLNG W	0	100	0	0	4.00	UT	10.00	10.00	100	2002	2002	3	20	8	
7	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	2002	2002	3	20	260	

LAND DESCRIPTION

TOTAL OB/XF 3,652

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	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							

REVIEW DATE 03/22/2019 BY KWX Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

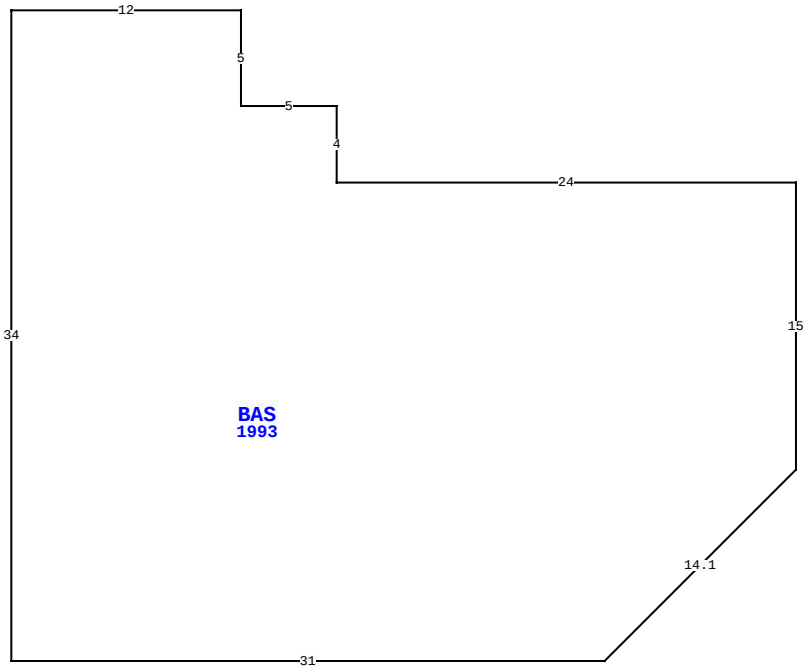
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD 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	1,103	100	1,103	11,560
TOTALS	1,103		1,103	11,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,103	59.8900	20.96	23,119	1952	1980	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2019 Heated Area: 1103 HX Base Yr



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0213/0341	1/01/1976	WD	Q	I		35,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N4 W5 N5 W12 S34 E31 U10 R10 N15$.

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 03/22/2019 BY KWX Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS