BLK B (K/A PARCEL B} LOT 13
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

OCEAN BREEZE AVENUE LLC
95544 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5200-0013-0000

BUILDING CHARACTERISTICS

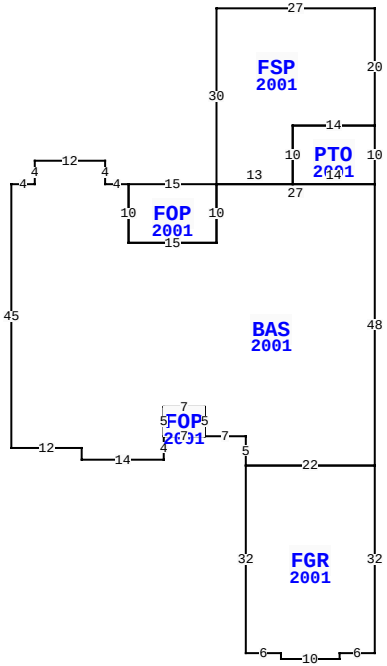
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 25
Interior Floo	14	CARPET 25
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	2,719	100	2,719	398,657
FGR	714	55	393	57,621
FOP	35	30	10	1,466
FOP	150	30	45	6,598
FSP	670	40	268	39,294
PTO	140	5	7	1,026
TOTALS	4,428		3,442	504,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,442	107.4100	161.12	554,575	2001	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2020 Heated Area: 2719 HX Base Yr 2020



95544 WILDER BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,663
TOTAL MARKET OB/XF VALUE		64,022
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,318,685
SOH/AGL Deduction		718,236
ASSESSED VALUE		600,449
TOTAL EXEMPTION VALUE	HX HB DV	60,000
BASE TAXABLE VALUE		540,449
TOTAL JUST VALUE		1,318,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		943,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012852	XFOB-SCRN POOL EN	15,500	12/22/2020
R2001403	REMODEL	48,000	02/01/2020
B0108748	XFOB	7,942	09/01/2001
M015098	H/AC	0	06/01/2001
B0108236	ADDITION	30,000	04/01/2001
B018016	NEW CONSTR	184,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/1941	4/30/2024	WD	Q	I	01	1,750,000
GRANTOR: SNYDER ALAN K & JEANI						
GRANTEE: OCEAN BREEZE AVENUE						
2291/0265	7/10/2019	WD	Q	I	01	780,000
GRANTOR: HARRIS TRUDI C & LINT						
GRANTEE: SNYDER ALAN K & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W27S30FOP=[YR=2001] W15S10
E15N10$BAS=[YR=2001] S10W15N10W4N4
W12S4W4S45E12S2E14N4FOP=[YR=2001] E7
N5W7S5$N5E7S5E7S5FGR=[YR=2001] S32E6
S1E10N1E6N32W22$E22N48PTO=[YR=2001]
N10W14S10E14$W27$E13N10E14N20$.

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	0855	CONC PAVER	0	100	0	0	678.00	SF	10.00	10.00	100	2001	2001	3	80	5,424	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2001	2001	3	27	7,711	
4	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400	
5	0855	CONC PAVER	0	100	0	0	2,275.00	SF	10.00	10.00	100	2001	2001	3	80	18,200	
6	1126	CB/STC 8"	0	100	0	0	30.00	SF	8.00	8.00	100	2001	2001	3	80	192	
7	0911	SCRN RM A	0	100	35	30	1,050.00	SF	17.50	17.50	100	2021	2021	3	93	17,089	
8	0300	BOAT DCK W	0	100	0	0	376.00	SF	40.00	40.00	100	2003	2003	3	32	4,813	
9	0310	AL GANG WY	0	100	0	0	36.00	LF	115.00	115.00	100	2003	2003	3	21	869	
10	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2003	2003	3	21	483	

TOTAL OB/XF 58,156

LAND DESCRIPTION

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	0006	RSF-1	100.00	325.00	100.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	750,000							

REVIEW DATE 02/22/2022 BY DJ 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 NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0303	FLT DOCK W	0	100	0	0	190.00	SF	26.00	26.00	100	2003	2003	3	32	1,581	
12	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	420	
13	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2003	2003	3	21	525	
14	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	840	
15	0600	SUMMER KIT	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2001	2001	3	20	2,500	

LAND DESCRIPTION

TOTAL OB/XF 5,866

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

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