

BLK B {K/A PARCEL B} LOT 14
IN OR 1253/403
WILDERS SUB OF NASSAU RIVER

AMATO DAVID M & LES A
95524 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5200-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

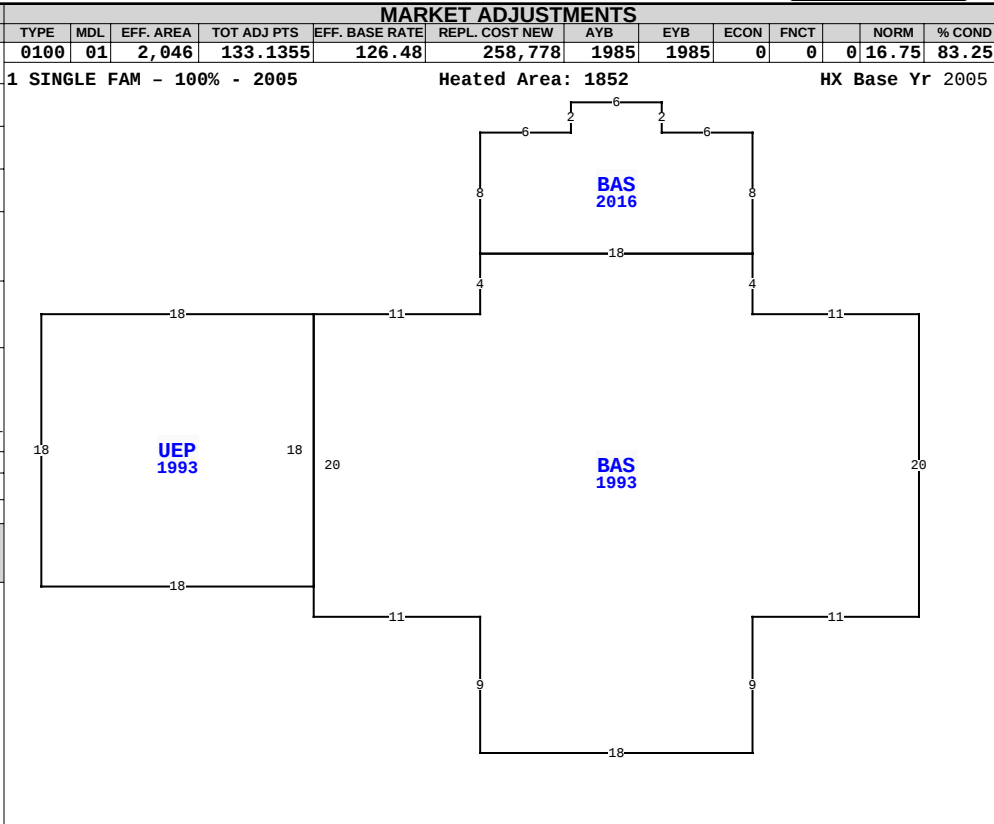
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,034	100	1,034	108,874
BAS	156	100	156	16,426
FUS	662	100	662	69,705
UEP	324	60	194	20,427

TOTALS	2,176	2,046	215,433
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0510	GARAGE WD-	0 100	24	18	432.00	SF	35.00	
2	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	1242	WD DECK A	0 100	0	0	114.00	SF	10.00	
5	0680	POLE SHED	0 100	20	8	160.00	SF	10.00	
6	0300	BOAT DCK W	0 100	0	0	566.00	SF	40.00	
7	0681	POLE SHED	0 100	10	20	200.00	SF	15.00	
8	0810	CONCRETE A	0 100	0	0	381.00	SF	6.50	
9	0940	SHEDS/PORT	0 100	29	7	203.00	SF	30.00	
10	0303	FLT DOCK W	0 100	16	10	160.00	SF	26.00	

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	340.00	100.00



95524 WILDER BLVD, FERNANDINA BEACH	03/13/2024	MLU
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,508	
TOTAL MARKET OB/XF VALUE		40,159	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,017,667	
SOH/AGL Deduction		602,624	
ASSESSED VALUE		415,043	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		365,043	
TOTAL JUST VALUE		1,017,667	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		658,353	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104778	ROOF	30,000	04/16/2021
B1530369	ADDITION	17,573	04/01/2015
B1530370	POOL PAVILLION	10,500	03/15/2015
B1530130	SWIM POOL	41,500	03/01/2015
3697	N/A	3,870	11/16/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1253/0403	8/17/2004	WD Q	I		
					SALE PRICE
					599,000
GRANTOR: BURGE RICHARD D & PAT					
GRANTEE: AMATO DAVID M & LES					
0347/0446	11/01/1981	WD Q	V		
					12,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 N4 BAS=[YR=2016] N8 W6 N2 W6 S2 W6 S8 E18\$ W18 S4 W11 UEP=[YR=1993] W18 S18 E18 N18\$ S20 E11 S9 E18 N9 E11 N20\$ FUS=[YR=1993] 662 \$.									

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