BLK B {K/A PARCEL B} LOT 17
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

HAMILTON JAMES A/SALAMONE MARY T
95464 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5200-0017-0000

BUILDING CHARACTERISTICS

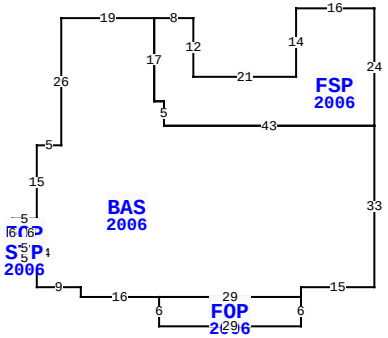
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	

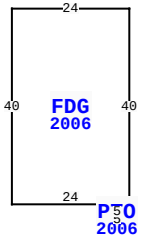
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,775	100	2,775	419,893
FDG	960	60	576	87,157
FOP	30	30	9	1,362
FOP	174	30	52	7,868
FSP	760	40	304	45,999
PTO	15	5	1	152
STP	10	10	1	152
TOTALS	4,724		3,718	562,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,718	109.7100	164.56	611,834	2006	2006	0	0	0	8.05	91.95

2 SFR CUST – 100% - 2024 Heated Area: 2775 HX Base Yr 2024





95464 WILDER BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	03/26/2007 0	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	562,581
TOTAL MARKET OB/XF VALUE	40,395
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	1,352,976
SOH/AGL Deduction	298,760
ASSESSED VALUE	1,054,216
TOTAL EXEMPTION VALUE	HX HB VX 55,000
BASE TAXABLE VALUE	999,216
TOTAL JUST VALUE	1,352,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	890,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M203797	H/AC	0	05/01/2020
B18611	SCRN ENCLOSURE	2,400	10/03/2006
E17824	ELEC OTHER	4,500	08/01/2006
E17825	ELEC OTHER	1,500	08/01/2006
M11937	MECH OTHER	0	08/01/2006
B17621	SWIM POOL	20,000	04/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/1150	8/08/2023	WD	Q	I	01	1,825,000
GRANTOR: HAMILTON PEGGY P L/E						
GRANTEE: HAMILTON JAMES A						
1741/0185	5/31/2011	WD	U	I	14	100
GRANTOR: HAMILTON JAMES D & PE						
GRANTEE: HAMILTON FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-45,2] W19 S26 W5 S15 S14 E9 S2 E16 E29 N2 E15 N33 W43 N5 W2 N17 $
FDG=[YR=2006;ORIG=-70,90] E24 S40 W24 N40 $
FSP=[YR=2006;ORIG=0,0] W16 S14 W21 N12 W8 S17 E2 S5 E43 N24 $
FOP=[YR=2006;ORIG=-44,59] S6 E29 N6 W29 $
FOP=[YR=2006;ORIG=-69,43] W5 S6 E5 N6 $
PTO=[YR=2006;ORIG=-46,130] S3 W5 N3 E5 $
STP=[YR=2006;ORIG=-74,49] S2 E5 N2 W5 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	4,522.00	SF	4.00	4.00	100	2006	2006	3	87	15,737	
3	0300	BOAT DCK W	0	100	0	0	716.00	SF	40.00	40.00	100	2006	2006	3	44	12,602	
4	0303	FLT DOCK W	0	100	0	0	216.00	SF	0.26	0.26	100	2006	2006	3	44	25	
5	0861	POOL GUNIT	0	100	0	0	120.00	SF	85.00	85.00	100	2006	2006	3	44	4,488	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	27	540	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	27	1,350	
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	27	405	
9	0310	AL GANG WY	0	100	0	0	35.00	LF	115.00	115.00	100	2006	2006	3	27	1,087	
10	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	2006	2006	3	27	1,011	

LAND DESCRIPTION

TOTAL OB/XF 40,395

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-1	100.00	350.00	100.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	750,000							

REVIEW DATE 04/26/2019 BY KW Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS