BLK B {K/A PARCEL B} LOTS 18 &
19 IN OR 1150/1612
WILDERS SUB OF NASSAU RIVER

LIGHTSEY CURTIS W
95446 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5200-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

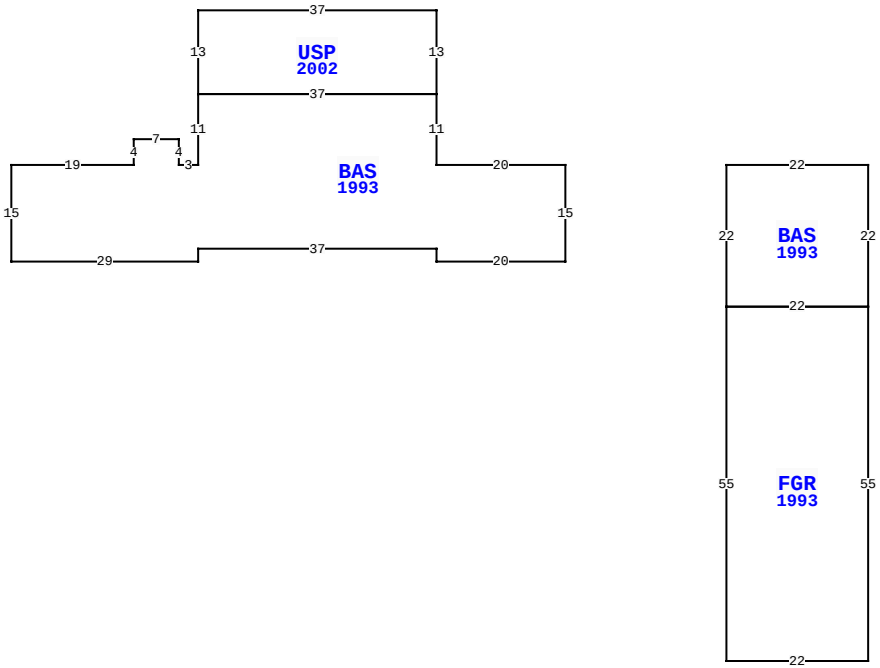
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100	484	24,312
BAS	1,651	100	1,651	82,932
FGR	1,210	55	666	33,454
USP	481	30	144	7,233
TOTALS	3,826		2,945	147,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HI	NORM	% COND
0100	01	2,945	94.0000	89.30	262,988	1978	1978	0	0	10	33.75	56.25

1 SINGLE FAM – 100% - 2004 Heated Area: 2135 HX Base Yr 2004



95446 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		147,931
TOTAL MARKET OB/XF VALUE		8,093
TOTAL LAND VALUE - MARKET		1,125,000
TOTAL MARKET VALUE		1,281,024
SOH/AGL Deduction		868,630
ASSESSED VALUE		412,394
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		362,394
TOTAL JUST VALUE		1,281,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/1612	7/03/2003	WD	Q	I		500,000

GRANTOR: MEADOWS INCORPORATED

GRANTEE: LIGHTSEY CURTIS W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N11 USP=[YR=2002] N13 W37 S13 E37$ W37 S11 W3 N4 W7 S4 W19 S15 E29 N2 E37 S2 E20 N15$ PTR=E25
BAS=[YR=1993] E22 S22 FGR=[YR=1993] S55 W22 N55 E22$ W22 N22$ W25$.

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	1980	1980	3	46.5	1,628	
3	0812	CONCRETE C	0	100	0	0	2,549.00	SF	4.00	4.00	100	1987	1987	3	52	5,302	
4	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	1987	1987	3	52	1,163	

LAND DESCRIPTION

TOTAL OB/XF 8,093

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-	1120.00	350.00	150.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	1,125,000							

REVIEW DATE 03/12/2019 BY KW Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/06/2024 BY SYS