LOT 4
IN OR 1302/414
R621640 & R621641

WILSON DAVID E
95023 RICHARD DR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

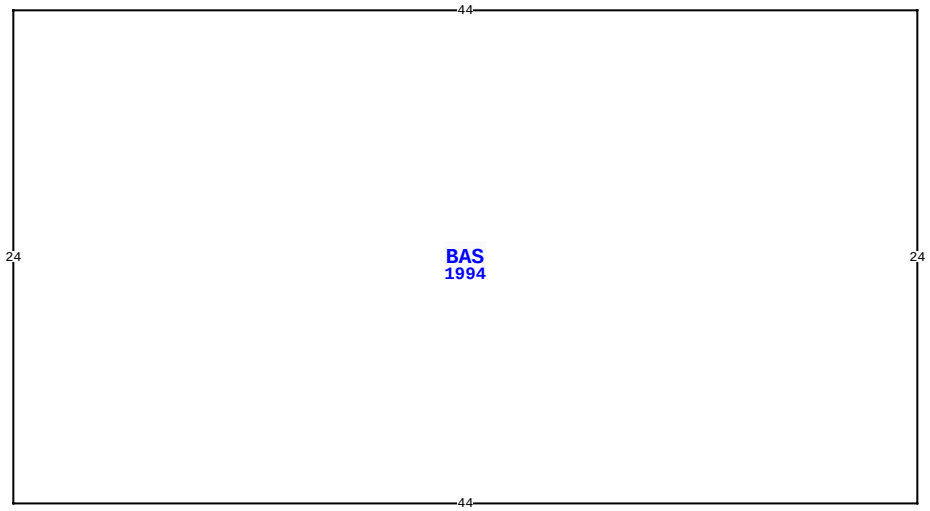
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1994	1,056	19,870
TOTALS	1,056			1,056	19,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,056	117.6000	94.08	99,348	1993	1993	0	0	10	70.00	20.00

1 M/H 93- – 100% - 2007 Heated Area: 1056 HX Base Yr 2007



95023 RICHARD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		19,870
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		121,190
SOH/AGL Deduction		79,647
ASSESSED VALUE		41,543
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,543
TOTAL JUST VALUE		121,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0414	3/16/2005	WD	U	I	07	100
GRANTOR: BROWN DEBBIE						
GRANTEE: WILSON DAVID E						
1282/1582	12/21/2004	WD	Q	I		80,000
GRANTOR: BROWN DEBBIE						
GRANTEE: WILSON DAVID E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W44 S24 E44 N24 $.

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	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1994	1994	3	20	200	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1993	1993	3	20	800	
3	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS