BLOCK 1 LOT 1
ROSEWOOD MEADOWS #1 PB 5/314

DARBY FAMILY TRUST/DARBY MICHAEL L TRUSTEE
2058 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1875-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

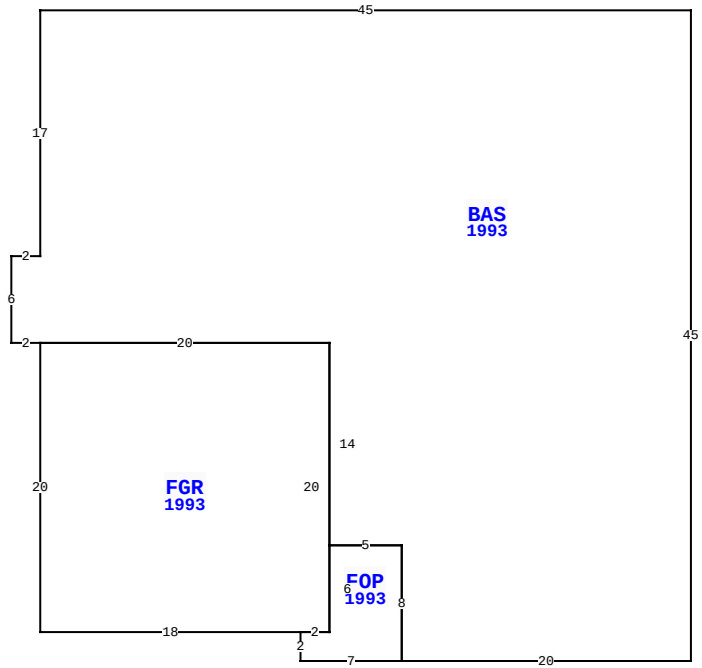
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1993	1,557	183,559
FGR	400	55	1993	220	25,936
FOP	44	30	1993	13	1,532
TOTALS	2,001			1,790	211,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,790	101.9350	134.55	240,844	1993	2000	0	0	0	12.38	87.62

1 SNGL FAM – 0% - 0 Heated Area: 1557 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 05/09/2025 MLU
INC DATE			AG DATE

95223 WILDWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,028
TOTAL MARKET OB/XF VALUE	7,622
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	318,650
SOH/AGL Deduction	96,401
ASSESSED VALUE	222,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,249
TOTAL JUST VALUE	318,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1811370	REPAIR/RRF	7,750	11/14/2018
8709	NEW CONSTR	66,340	02/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1067	11/17/2022	WD	U	I	11	100
GRANTOR: DARBY MICHAEL & JACKI						
GRANTEE: DARBY FAMILY TRUST						
0933/1079	5/24/2000	WD	Q	I	05	86,900
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: DARBY MICHAEL & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S17 W2 S6 E2 FGR=[YR=1993] S20 E18 FOP=[YR=1993] S2 E7 N8 W5 S6 W2$E2 N20 W20$ E20 S14 E5 S8 E20 N45$.

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	0811	CONCRETE B	0	0	0	0	1,533.00	SF	5.20	5.20	100	1993	1993	3	64	5,102	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 7,622

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/29/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS