BLOCK 1 LOT 3
IN OR 1037/48
ROSEWOOD MEADOWS #1 PB 5/314

DUNLEAVY FAMILY TRUST/TAYLOR JAMES H TRUSTEE
1848 ARDEN WAY
JACKSONVILLE BEACH, FL 32250

2025

31-2N-28-1875-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

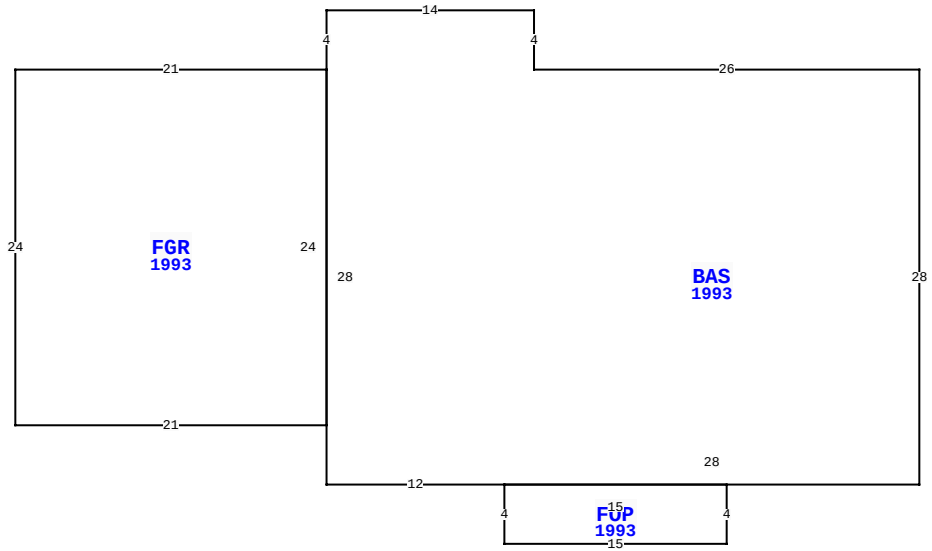
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,176	100	1993	1,176	147,349
FGR	504	55	1993	277	34,707
FOP	60	30	1993	18	2,256
TOTALS	1,740			1,471	184,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,471	107.5590	141.98	208,853	1993	2000	0	0	0	11.75	88.25

1 SNGL FAM – 0% - 0 Heated Area: 1176 HX Base Yr



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

95173 WILDWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	184,313
TOTAL MARKET OB/XF VALUE	3,532
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	287,845
SOH/AGL Deduction	89,143
ASSESSED VALUE	198,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,702
TOTAL JUST VALUE	287,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514540	REPAIR/RRF	8,500	07/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/351	2/13/2025	QC	U	I	11	100
GRANTOR: TAYLOR JAMES L						
GRANTEE: DUNLEAVY FAMILY TRU						
1037/0048	2/12/2002	WD	Q	I	05	87,800
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: TAYLOR JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N4 W14 S4 FGR=[YR=1993] W21 S24 E21 N24$ S28 E12 FOP=[YR=1993] S4 E15 N4 W15$ E28 N28 $.

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	1,516.00	SF	3.64	3.64	100	1993	1993	3	64	3,532	

LAND DESCRIPTION

TOTAL OB/XF 3,532

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

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