BLOCK 1 LOT 4
ROSEWOOD MEADOWS #1 PB 5/314

GIEBEIG JATH L
95161 WILDWOOD CIR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1875-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

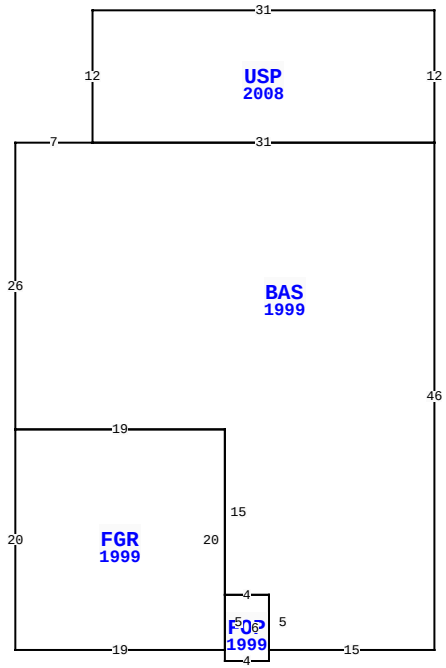
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,348	100	1999	1,348	172,637
FGR	380	55	1999	209	26,766
FOP	24	30	1999	7	896
USP	372	30	2008	112	14,343
TOTALS	2,124			1,676	214,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,676	106.9700	141.20	236,651	1999	2005	0	0	0	9.30	90.70

1 SNGL FAM – 100% - 2022 Heated Area: 1348 HX Base Yr 2022



95161 WILDWOOD CIR, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	03/30/2009	RK	LAND DATE	05/09/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,642
TOTAL MARKET OB/XF VALUE		4,485
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		319,127
SOH/AGL Deduction		99,578
ASSESSED VALUE		219,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,827
TOTAL JUST VALUE		319,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1700198	REPAIR/RRF	6,250	01/17/2017
98 05672	NEW CONSTR	67,591	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0251	3/26/2021	WD	Q	I	01	230,000
GRANTOR: BRANTLEY JESSICA S F/						
GRANTEE: GIEBEIG JATH L						
1960/1283	2/02/2015	SW	U	I	18	90,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FORBES JESSICA SAVA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] N12 W31 S12 BAS=[YR=1999] W7 S26
FGR=[YR=1999] S20 E19 FOP=[YR=1999] S1 E4 N6 W4 S5 $ N20
W19 $ E19 S15 E4 S5 E15 N46 W31 $ E31 $.

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	0810	CONCRETE A	0	100	8	7	56.00	SF	6.50	6.50	100	1999	1999	3	75	273	
2	0810	CONCRETE A	0	100	54	16	864.00	SF	6.50	6.50	100	1999	1999	3	75	4,212	

LAND DESCRIPTION

TOTAL OB/XF 4,485

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	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