BLOCK 1 LOT 6
IN OR 904/43
ROSEWOOD MEADOWS #1 PB 5/314

OAKES MICHAEL A & BARBARA J
95135 WILDWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1875-0001-0060

BUILDING CHARACTERISTICS

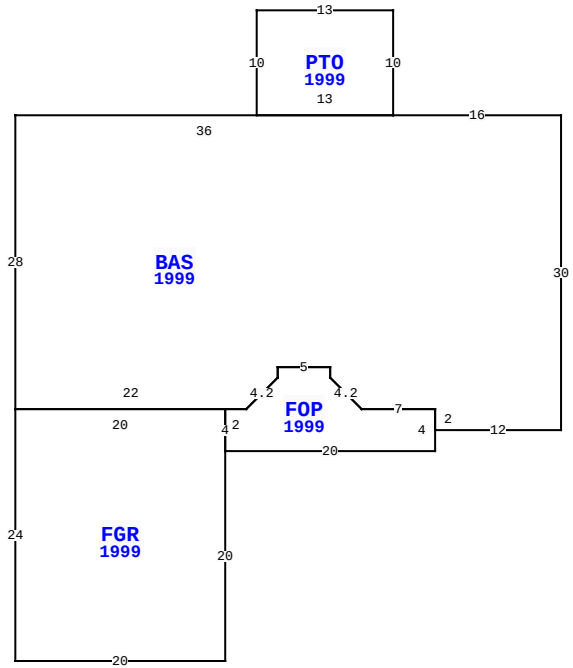
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,451	100	1999	1,451	176,257
FGR	480	55	1999	264	32,069
FOP	109	30	1999	33	4,009
PTO	130	5	1999	6	729
TOTALS	2,170			1,754	213,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,754	103.1700	136.18	238,860	1999	2002	0	0	0	10.80	89.20

1 SNGL FAM – 100% - 2000 Heated Area: 1451 HX Base Yr 2000



95135 WILDWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,063
TOTAL MARKET OB/XF VALUE		7,232
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		320,295
SOH/AGL Deduction		192,262
ASSESSED VALUE		128,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,311
TOTAL JUST VALUE		320,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
993772	H/AC	2,590	06/01/1999
9906015	NEW CONSTR	78,420	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0904/0043	10/18/1999	WD	Q	I		114,400

GRANTOR: WILLIAMS LOUISE ET AL
GRANTEE: OAKES MICHAEL A & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 PTO=[YR=1999] N10 W13 S10 E13 $ W36 S28 FGR=[YR=1999] S24 E20 N20 FOP=[YR=1999] E20 N4 W7 U3 L3 N1 W5 S1 D3 L3 W2 S4$ N4 W20 $ E22 U3 R3 N1 E5 S1 D3 R3 E7 S2 E12 N30$.

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	34	3	102.00	SF	6.50	6.50	100	1999	1999	3	75	497	
2	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50	6.50	100	1999	1999	3	75	3,900	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 7,232

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