

BLOCK 1 LOT 8
IN OR 877/953
ROSEWOOD MEADOWS #1 PB 5/314

FOWLER ERA LANELL
95095 WILDWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1875-0001-0080



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 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

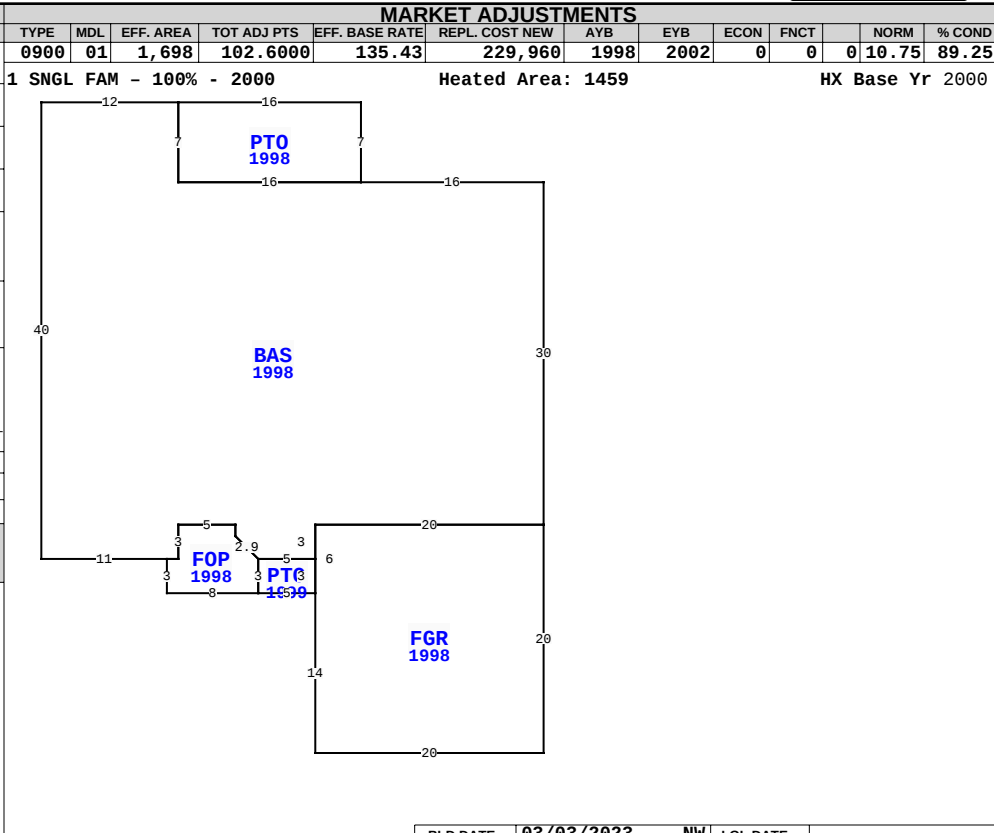
MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4007.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100	1998	1,459	176,351
FGR	400	55	1998	220	26,592
FOP	41	30	1998	12	1,450
PTO	112	5	1998	6	726
PTO	15	5	1999	1	120

TOTALS	2,027			1,698	205,239
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50
2	0810	CONCRETE A	0	100	16	79	1,264.00	SF	6.50



95095 WILDWOOD CIR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE 05/09/2025 MLU
	INC DATE	AG DATE

L N	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	29	3	87.00	SF	6.50	6.50	100	1998	1998	3	73	413	
2	0810	CONCRETE A	0	100	16	79	1,264.00	SF	6.50	6.50	100	1998	1998	3	73	5,998	

LAND DESCRIPTION	TOTAL OB/XF	6,411
------------------	-------------	-------

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		205,239	
TOTAL MARKET OB/XF VALUE		6,411	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		311,650	
SOH/AGL Deduction		190,903	
ASSESSED VALUE		120,747	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		70,025	
TOTAL JUST VALUE		311,650	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905523	REPAIR/RRF	1,500	05/28/2019
B1701416	REPAIR/RRF	6,000	02/22/2017
984594	NEW CONSTR	0	05/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0877/0953	4/06/1999	WD	Q	I		98,500	
GRANTOR: GRIFFIS LOUISE ET AL							
GRANTEE: FOWLER ERA LANELL							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1998] W16 PTO=[YR=1998] N7 W16 S7 E16 \$ W16 N7 W12 S40 E11 FOP=[YR=1998] S3 E8 PTO=[YR=1999] E5 FGR=[YR=1998] S14 E20 N20 W20 S6\$ N3 W5 S3\$ N3 U2 L2 N1 W5 S3 W1\$ E1 N3 E5 S1 D2 R2 E5 N3 E20 N30\$.									