BLOCK 1 LOT 9
IN OR 2121/1558
ROSEWOOD MEADOWS #1 PB 5/314

HARRIS JOHN D & FELICIA LYNN
95089 WILDWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1875-0001-0090

BUILDING CHARACTERISTICS

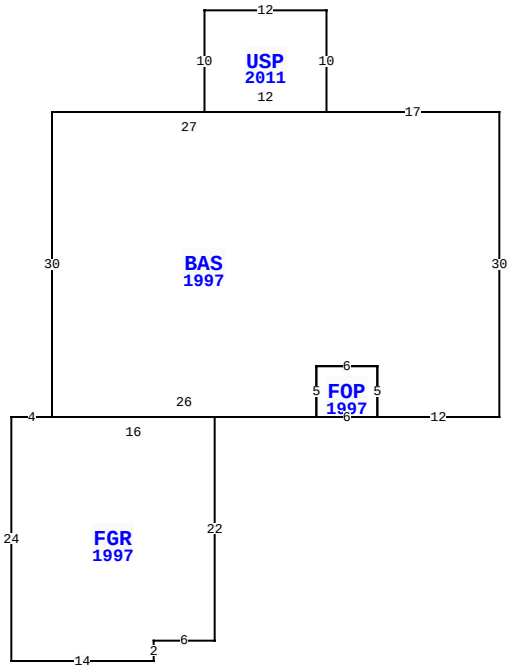
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,290	100	1997	1,290	164,642
FGR	468	55	1997	257	32,800
FOP	30	30	1997	9	1,149
USP	120	30	2011	36	4,595
TOTALS	1,908			1,592	203,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,592	108.4311	143.13	227,863	1997	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2003 Heated Area: 1290 HX Base Yr 2003



95089 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		203,185
TOTAL MARKET OB/XF VALUE		3,888
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		307,073
SOH/AGL Deduction		188,794
ASSESSED VALUE		118,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,557
TOTAL JUST VALUE		307,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1908676	REPAIR/RRF	16,400	08/14/2019
M1623609	H/AC	0	09/30/2016
9603522	NEW CONSTR	100,000	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/1558	5/15/2017	QC	U	I	11	51,100
GRANTOR: HARRIS JOHN D						
GRANTEE: HARRIS JOHN D & FEL						
1889/1655	10/08/2013	WD	U	I	11	100
GRANTOR: HARRIS KAREN L						
GRANTEE: HARRIS JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 USP=[YR=2011] N10 W12 S10 E12$ W27 S30 FGR=[YR=1997] W4 S24 E14 N2 E6 N22 W16$ E26 FOP=[YR=1997] E6 N5 W6 S5$ N5 E6 S5 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	0812	CONCRETE C	0	100	0	0	1,350.00	SF	4.00	4.00	100	1997	1997	3	72	3,888	

LAND DESCRIPTION

TOTAL OB/XF 3,888

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