BLOCK 2 LOT 1
IN OR 2076/1539
ROSEWOOD MEADOWS #1 PB 5/314

WALKER CLARENCE C III
PO BOX 6145
FERNANDINA BEACH, FL 32035-6145

2025

31-2N-28-1875-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

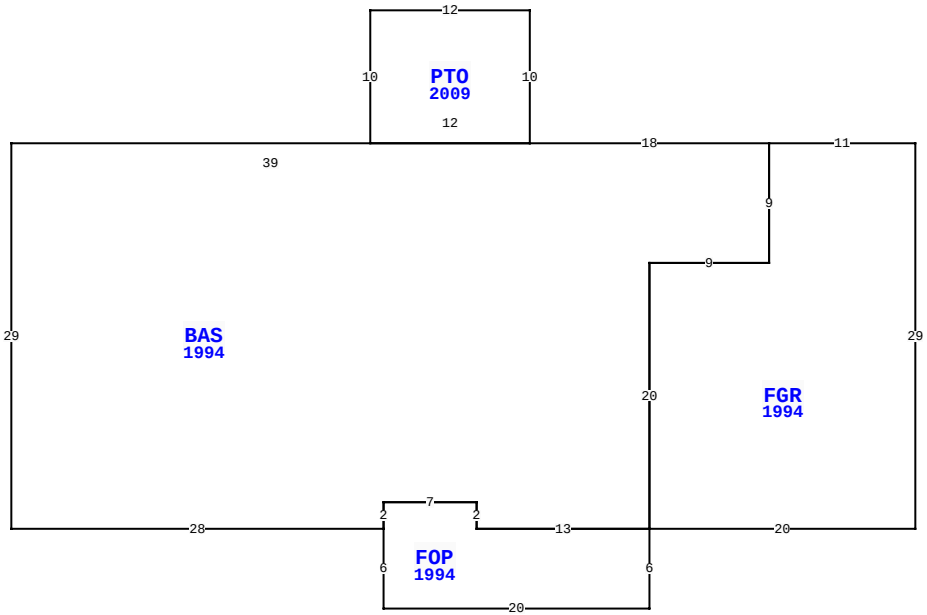
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,459	100	1994	1,459	182,202
FGR	499	55	1994	274	34,217
FOP	134	30	1994	40	4,996
PTO	120	5	2009	6	749
TOTALS	2,212			1,779	222,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,779	105.4500	139.19	247,619	1994	2004	0	0	0	10.28	89.72

1 SNGL FAM – 100% - 1998 Heated Area: 1459 HX Base Yr 1998



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

95066 WILDWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,164
TOTAL MARKET OB/XF VALUE		6,415
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		328,579
SOH/AGL Deduction		203,507
ASSESSED VALUE		125,072
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,350
TOTAL JUST VALUE		328,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909183	REPAIR/RRF	10,596	08/26/2019
94-00824	NEW CONSTR	66,260	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/1539	10/04/2016	QC	U	I	11	100
GRANTOR: WALKER CLARENCE C III						
GRANTEE: WALKER CLARENCE C I						
0763/1505	6/25/1996	WD	Q	I		89,500
GRANTOR: GRIFFIS DWIGHT & RICH						
GRANTEE: WALKER CLARENCE C I						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W11 BAS=[YR=1994] W18 PTO=[YR=2009] N10 W12 S10 E12 $ W39 S29 E28 FOP=[YR=1994] S6 E20 N6 W13 N2 W7 S2$ N2 E7 S2 E13 N20 E9 N9$S9 W9 S20 E20 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,449.00	SF	4.00	4.00	100	1994	1994	3	66	3,825	

LAND DESCRIPTION

TOTAL OB/XF 6,415

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	0006	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